

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
August 7th, 2012

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Chairman Bob Gutowski called the meeting to order at 6:58 PM, with the following members present: Amanda Helwig, Bob Gutowski, James Mascaro, Joseph Devine, George Schaefer, Steve Schagrin and Mary Holland. Absent were Angela Murray and David Sands. Commissioner Tom Bell represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes: Minutes of the July 17th, 2012 meeting were read. Motion to postpone approval of minutes for further review made by J. Mascaro and seconded by B. Gutowski. 4 Approved, 3 Abstained; A. Helwig, G. Schaefer, and S. Schagrin.

Commissioner's Report

The Boorse tract is still under discussion and deliberation. There has been added the additional urgency to a decision because there have been several failures of septic systems along Fairwold Drive that should the development move forward the Developer would be paying to run the sewer main and the residents would be able to connect, versus the Township running the lines. A similar situation has occurred on Caroline Drive off Cheltenham Avenue where several of the septic systems have failed and they are seeking Township intervention.

Comprehensive Plan

J. Holland from the MCPC opened the Workshop Session with a re-cap of the status of the Comprehensive Plan to date. The PC was provided with an implementation Matrix. A number of the Action items were listed as High Priority. The PC was asked to evaluate the Matrix.

A. Helwig commented that she read through the Matrix looking to elevate or down grade the Priority items. Actions she felt needed to be moved to highest Priority included; Updating Zoning Ordinance and Subdivision/Land Development Ordinance, Create a natural resource protection overlay district in the lower panhandle, update design standards in the SALDO to guide in residential and commercial infill development, conducting a parking and circulation study of commercial districts and hiring a main street manager to promote economic development goals of the comprehensive plan., and lastly ensuring Zoning regulations support the preservation of contiguous tracts of open lands and areas with sensitive natural features. M. Holland agreed that anything to do with ordinances and zoning needs to be a priority in the document. That with respect to the commercial districts each section, Oreland, Wyndmoor and Flourtown need attention with respect to their development. J. Holland commented that currently many main street manager programs are underfunded, but that implementation now will lay the ground work for the future.

J. Holland then re-directed discussion to Chapter 2 Community Goals and Objectives. The PC proceeded with evaluating each Goal and pulling the highest priority items for action.

Goal 1: Land Use

1.1: Preserve conservation areas- strengthen the protection of natural resources.

1.2: Update the zoning and subdivision and land development ordinances to reflect the current and future needs of the township.

1.6: Provide for compatible in-fill development that respects the scale of existing neighborhoods and architectural history.

1.7: **to be moved to Transportation Section**

Goal 2: Community Facilitates and Municipal Services

2.1: Provide for streets, utilities, **storm water**, solid waste management and other infrastructure at sufficient levels to meet the changing needs of township residents.

2.4: Establish an annual Capital Improvement Plan for all community facilities.

Combine 2.5 and 2.8: Maintain and enhance existing parks and recreation facilities and programs. Support the township's recreation programs and services.

2.6: Implement the recommendations of the 2008 Springfield Township Park and Recreation Plan.

2.10: Encourage development of appropriate types of recreation facilities on lands that maybe developed and that are not targeted for permanent protection.

Goal 3: Natural Resource Protection

3.1: Create a natural resource inventory and assessment. Identify priorities and actions.

3.2: Plan for and implement a coordinated open space networks via stream corridors, parks, and green infrastructure.

3.5: **Re-Write SALDO** to require projects to exceed the National Pollution Elimination System (NPDES) standards.

3.7: Develop a robust tree planting program (Shade Tree Commission)

3.8: **Adopt** and promote the benefits of a Riparian Ordinance.

Goal 4: Historic Resource Protection

4.5: Establish an updated inventory of historic resources.(Via Ordinance)

4.6: Create a historic resource committee to oversee inventory and make policy recommendations to the township Commissioners.

Goal 5: Housing

5.4: Permit a variety of housing options for existing residents as well as accommodating modifications to existing homes to allow the aging to stay in the community.

5.5: Encourage infill and alternative modifications to properties in commercial districts for **mixed use and as a way to revitalize the community**

Goal 6: Transportation

Overall the entire section needs to be evaluated and shortened. Items of highest priority will then be evaluated. 6.2 & 6.13 already stand out as priority items. Suggestions for combining items include:

6.2: Create safe pedestrian and bicycle connections between existing/proposed parks, trail systems, institutional open spaces, commercial areas, and nearby neighborhoods and **public transportation**.

Combine 6.3, 6.5, 6.6 : Maintain and improve the existing sidewalk network and create new pedestrian networks to enhance community walkability. Fill in gaps in the existing sidewalk network to improve pedestrian circulation. Explore ways to convert informal pedestrian paths to public pedestrian paths.

Combine 6.4 & 6.7: Encourage new development to be designed with pedestrians in mind to provide ADA accessible, safe and inviting pedestrian connections internally and to adjacent neighborhoods, schools, public transit, and commercial areas.

Combine 6.8 & 6.17: Install bike racks and other bike facilities at community destinations, such as train stations, shipping areas, municipal parks and recreation facilities. Encourage bicycle parking facilities in all public and private parking lots and bicycle storage facilities in multifamily developments.

6.13: Provide and enhance parking opportunities in the commercial districts of the township. Improve access to parking through coordinated way finding signage.

Eliminate 6.19 and 6.21

Goal 9: Sustainability

9.1: Reduce storm water runoff and flooding. (As a directive under this, encourage and incentivize for infiltration on private property.)

Goals 7 & 8 will be continued at the next PC Meeting

Motion to adjourn made by B. Gutowski and seconded by J. Mascaro. All in favor. Meeting Adjourned at 8:52 pm.

Minutes by A. Helwig, Secretary