

**MINUTES OF MEETING**  
**SPRINGFIELDTOWNSHIP PLANNING COMMISSION**  
**September 18th, 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, Joseph Devine, George Schaefer, Steve Schagrin, James Mascaro 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 September 4th, 2012 meeting were read. Motion to approve the minutes made by B. Gutowski and seconded by A. Helwig. All were in favor. 1 Abstained: J. Mascaro

**Commissioner's Report**

The Boorse tract is still under discussion and deliberation.

**New Business**

**Piszek Tract Subdivision**  
**Camp Hill Road, Pennsylvania Ave**  
**Oreland, PA.**

**Sal Paone, Jr.**

The Applicant presented preliminary subdivision plans for the Piszek Tract. The total tract area of 85.07 acres lies in both Upper Dublin and Springfield Townships. The project was previously approved for Land Development in 2008 with 33.68 acres of the property being preserved as open space. The plan presented calls for 4 total lots to be created; 2 of the lots encompass the original 33.68 acres and will be conveyed to the Montgomery County Land Trust. The Applicant explained that due to the complexity of the site,(currently 11 parcels), and also the intricacy of the estate (its need to be closed out by the end of the year), this was the best way to facilitate the conveyance of the property and still to stay true to the previously approved Land Development plan.

The Applicant has already received approval from Upper Dublin Township for subdivision. The PC reviewed the plans and commented that Lot 2A should extend across Pennsylvania Ave. Although many of the waiver requests have been addressed in the approved land development, it was the position of the PC that waiver requests should be noted on the plans. Therefore, the applicant is requested to come back to the PC with a completed plan and to at that time seek final subdivision recommendations. PC also instructed the applicant to review thoroughly the letter supplied by Jean Holland of the MCPC and any items brought up by the Springfield Township Engineer.

**Public Comment**

Thomas Holt of 1620 Pennsylvania Avenue asked who would be the recipient of the open space. The Applicant directed that the ground is intended to be conveyed to the Montgomery County Land Trust.

Motion by B. Gutowski and seconded by G. Schaefer that the applicant return at the October 2, 2012 PC Meeting to request waivers, have as many of the will complies taken care of as possible, and to have plans been reviewed to Solicitor and Engineers satisfaction. All in favor.

### **Comprehensive Plan Update**

**J. Holland**

Commissioner Gillies had requested that J. Holland pull North Hills Country Club from her files. The current zoning is for AA & B (which allows for smaller lots and density). The 2002 plans were presented to the PC. These conceptualls illustrated possible subdivision of the Country Club and a yield plan of 95 units done by the county. These were prepared when AAA was being written by the Township as an example of how open space can be preserved.

The next step with respect to the Comprehensive Plan is for J. Holland to present the PC's Goals and Objectives to the Commissioners. With approval, the PC will be able to complete the Comprehensive Plan and put it up for Public Comment.

Motion to adjourn made by B. Gutowski and seconded by J. Mascaro. All in favor. Meeting Adjourned at 8:23pm.

Minutes by A. Helwig, Secretary