

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
October 2nd, 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 7:00 PM, with the following members present: Amanda Helwig, Bob Gutowski, George Schaefer, Steve Schagrin, Angela Murray, David Sands and Mary Holland. Absent were Joseph Devine and James Mascaro. Commissioner Tom Bell and Robert Dunlop represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes: Minutes of the September 18th, 2012 meeting were read. Motion to approve the minutes made by M. Holland and seconded by S. Schagrin. All were in favor. 2 Abstained: Angela Murray and David Sands.

Commissioner's Report

The Boorse tract is still under discussion and deliberation. Will be voted upon on October 10th, 2012

New Business

Piszek Tract Preliminary / Final 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.

Per the PC previously requested the applicant list all waiver requests on the plan and the Applicant has complied. With respect to the October 1st 2012 Letter from the Township the applicant makes the following waiver requests:

#1 Waiver Request of existing vegetation. Motion by M. Holland and seconded by S. Schagrin to recommend waiver request. All in favor.

#2 Waiver Request of Landscape Plan. Motion by M. Holland and seconded by A. Murray to recommend waiver request. All in favor.

#3 Waiver Request of Sidewalks. Motion by A. Helwig and seconded by S.Schagrin to recommend waiver request. All in favor.

#4 Waiver Request of Lot Lines. Motion by M. Holland and seconded by G. Schaefer to recommend waiver request. All in favor.

#5 Waiver Request Parks/Rec. Motion by G. Schaefer and seconded by A. Helwig to recommend waiver request. All in favor.

#6 Waiver Request of Buffers. Motion by M. Holland and seconded by A. Murray to recommend waiver request. All in favor.

#7 Waiver Request for Canopy Trees. Motion by A. Murray and seconded by D. Sands to recommend waiver request. All in favor.

#8 Waiver Request w Aerial to be supplied. Motion by A. Murray and seconded by S. Schagrin to recommend waiver request. All in favor.

#9, #10, #11, #12 (will work w Solicitor to address), #13, #14 are all Will Comply.

Motion to recommend approval of the subdivision w all waiver requests as noted made by B. Gutowski and seconded by M. Holland. All in favor.

Old Business

Jean Holland alerted the PC that FEMA will be adopting new maps by May 2013 and that all municipalities within 6 months must update and get their ordinances approved. A model ordinance with the required sections has been provided. In addition, J. Holland will be appearing before the BOC to present the Comprehensive Plan to date.

Motion to adjourn made by B. Gutowski and seconded by A. Murray. All in favor. Meeting Adjourned at 7:59 pm.

Minutes by A. Helwig, Secretary