

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
February 5th, 2013

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, George Schaefer, Steve Schagrin, David Sands, Mary Holland, 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. Absent: Angela Murray

Minutes: Minutes of the January 15th, 2013 meeting were read. Motion to approve the minutes with amendments by M. Holland and seconded by G. Schaefer. All were in favor.

Commissioner's Report

- No Report

New Business

**Flannery Field Land Development
LaSalle College H.S.**

Michael Cassidy, Esq.
Michelle Blynt, P.E.

The Applicant re-appeared in front of the PC to present revised preliminary / final land development plans to improve Flannery Field. These plans were previously approved, contingent upon storm water management improvements and lighting improvements. With respect to drainage, the Township Engineer was not satisfied with the previous use of an existing pipe into the existing basin. The Applicant will now be introducing a new pipe into the basin that is in a better location for maintenance. The current area being disrupted is mostly grass and overgrown brush. The new system now collects, infiltrates and is piped to the PennDot Basin.

Applicant's responses to the Township Engineer Letter dated January 18th, 2013 are as follows:

1. Currently, the light study shows 0.6 foot candles at the property line. Per the engineer that did the study, this study did not take into consideration existing vegetation in place. Consulting the lighting engineer, in reality this vegetation would take levels to .01 foot candles at the edges even during the winter months. They have no problem modifying the plan to comply with the Township Engineer's Request. Will Comply.
2. Previous Waiver granted by ZHB
3. Waiver previously recommended by PC
4. Waiver previously recommended by PC
5. Waiver previously recommended by PC
6. Will Comply
7. Applicant is requesting a blanket easement for the entire site. This request will be presented to the Solicitor. This is important for maintenance access.

8. Thru 10. Will Comply
11. Pending with MCCD and will forward.
12. thru 19. Will Comply
20. The Applicant wants to discuss with the Township Engineer. The new pipe will alleviate the neighbors water problems and the new intakes will direct water to the new pipe at Endwall #1 and thus to the PennDot Basin.
21. The current vitrified clay pipe was not measured. The do not feel this is necessary since the old pipe is no longer going to be used and the new pipe, based on calculations, will handle all the load. Will Comply.

Motion to recommend approval of the preliminary/ final land development plan for Flannery Field including waivers detailed in 3-5, with Solicitor review and approval of item 7, with pending approval of item 11 from the MCCD, and with satisfactory resolution by Township Engineer of items 20 & 21 made by M. Holland and seconded by J. Mascaro. All in favor.

Old Business

Comprehensive Plan

The PC began reviewing Chapter 12 of the Comprehensive Plan, Recommendations and Implementation. As discussion progressed about Resources appropriate to be designated with certain Action Items, the conversation turned toward the need to be so specific. It was agreed to ask J. Holland to remove the Resources from the sections, to not dilute the Action Items and to move the Resource List to the end, acknowledging the General Public and the Township as significant Resources for all Action items.

Motion to adjourn made by B. Gutowski and by David Sands. All in favor. Meeting Adjourned at 8:04pm.

Minutes by A. Helwig, Secretary