

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
September 17th, 2013**

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Vice Chairman James Mascaro called the meeting to order at 7:00 PM, with the following members present: David Sands, James Mascaro, Amanda Helwig, Mary Holland, Robert Dunlop, S. Schagrín, Jean Holland. Absent were Angela Murray, Commissioner Tom Bell, Bob Gutowski and George Schaefer.

Minutes: Minutes of the August 20, 2013 meeting were read. Motion to approve the minutes with amendments was made by S. Schagrín and seconded by D. Sands. Minutes approved unanimously. J. Devine abstained.

Commissioner Report: No Commissioner Report

New Business

**Flourtown Fire Co.
1526 Bethlehem Pike, Flourtown, PA.**

Tony Mascaro

The discussion opened with Mr. Mascaro summarizing the layout of the property to the PC Members as well as the public in attendance at the meeting. There is a wooden structure in the rear of the Fire House, this structure holds extra hoses. It is in decay and having evaluated the building, it was determined it would be cheaper to replace it than repair it. Currently the building is 1,108 sq. ft. The new building will be 2,040 sq. ft. so they can grow into it. They tried to dress the building up with windows, a cupola, etc. There are no plans to heat the building but there is existing water at the location. They are adding a 16ft door in the event they need to move a larger truck to the building to allow more room in the main fire hall for events.

The Fire Company is requesting a waiver of land development. There are currently 40+ mature trees on property, and they do not want to plant any in the fields because the fields are used for emergency helicopter landings. This structure is situated in the middle.

PC Comments

The PC discussed the presentation. J. Mascaro asked R. Dunlop to confirm that any increase in impervious surface over the 200 sq. feet would trigger land development, R. Dunlop confirmed. A. Helwig asked if the Township Engineer had reviewed the plan. R. Dunlop said the engineer had not. He also commented that as a result of the new structure seepage beds would be laid out to take on the additional storm water. The applicant would also be slightly elevating the building.

Public Comments: None

Motion to recommend a waiver of land development made by M. Holland and seconded by J. Devine. All in favor.

Future Planning Priorities

The Planning Commission will assess area of Township Code in need of updating, including Township Zoning Ordinance and the Subdivision and Land Development Code. J. Holland of the MCPC said the county had already started a review of the township code to assess and analyze the compliance of the existing zoning. They are also reviewing building coverage, determining what the current coverage is versus what is permitted by zoning. This is done by zoning type. They are also going thru the code to update definitions, removing obsolete terms and adding new terms. She also asked the PC to think of new names for different zoning districts, more descriptive terms. A. Helwig commented that we should try to make sure we incorporate philosophies that are encouraged in the comprehensive plan, for example urban infill. Taking second floor spaces above business along major commercial corridors and converting them to apartments.

As part of the zoning revisions the PC wants to review the SALDO at the same time to see what issues they want to pull out of SALDO, for example, more buffering. A. Helwig questioned where the other proposed zoning (Historical Ordinance, Village Commercial District, Riparian Ordinance etc,) would fit into the review for implementation. R. Dunlop stated that these would have to likely wait until the primary zoning and SALDO review are completed.

With respect to the Comprehensive Plan, the solicitor has reviewed and provided feedback. Two items to be removed were referred to on pages 12, 82 and 116 and recommended the goal of “promoting the township skilled workforce” be removed because this could be considered as exclusionary. Secondly, the goal of “buying local materials” he felt may be in competition with PA’s procurement law. J. Mascaro commented he would like to try and keep this goal in, perhaps by rephrasing and using the word “regional”.

The Comprehensive Plan is currently under pre-review. It will need to be advertised at an official meeting of the PC and then sent back to the BOC and they will advertise and have a hearing.

Old Business: None

New Business: None

Motion to Adjourn by M. Holland and seconded by D. Sands. All in favor. Meeting adjourned at 7:47 pm.

Amanda Helwig, Secretary