

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
OCTOBER 15TH, 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 7:04 PM, with the following members present: Amanda Helwig, Mary Holland, George Schaefer, Bob Gutowski, Joseph Devine, Steve Schagrín, and David Sands. Robert Dunlop and Commissioner Tom Bell represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC). Absent were: James Mascaro and Angela Murray.

Minutes: Minutes of the October 1st, 2013 meeting were read. Motion to approve the minutes was made by M. Holland and seconded by S. Schagrín. All were in favor. Abstaining; D.Sands.

Commissioner Report: No Report

New Business

1800 Bethlehem Pike
Flourtown, PA. 19031

Brian Halligan

The Applicant, Brian Halligan, approached the PC informally to get a feel for what the PC would be looking for should they move forward with the acquisition of the old Sorella Rose Restaurant at 1800 Bethlehem Pike. At this time, they have not made an examination of the building, but it is their understanding the building requires extensive work. Their plan would be to not change the size of the building. 6,000 sq ft of the first floor would be converted to medical offices. The second floor, which is currently boarding rooms, would be outfitted to one bedroom apartments, each with their own bathrooms. They also plan to remove the garage with apartment over it in the rear to create additional parking. They have reached out to Tony Mascaro who owns the garage and lot adjacent to explore the potential of purchasing or leasing parking spaces. The Applicant indicated the asking price of that parcel is too high at this time, but that an agreement about leasing parking spaces is very feasible.

The PC debated the balance between saving the site and preventing another Wheel Pump situation on Bethlehem Pike, especially knowing the applicants ability to preserve the building and their ties with the community. This was weighed with the fact that the PC consistently seeks improvements to all plans that come before them; storm water management, parking, landscape improvements and pedestrian access.

In summary, the PC was supportive of the planned medical offices and apartments on the second floor, as this is in line with the goals of the new draft Comprehensive Plan. In the future, the PC asked the applicant to show some improvement in storm water management, such as increased permeable surfaces (shrubs, perennials or a tree if possible), pedestrian accessibility, and a plan for parking /proposed parking -including potential lease agreements with neighboring owners for shared parking and an analysis of parking without those agreements and a calculation for potential on-street parking.

Comprehensive Plan Draft:

Jean Holland of the MCPC was prepared to give a formal public presentation on the draft Comprehensive Plan. There are still some minor amendments to be made with respect to color changes, map insertion, and picture adjustments. PC Members were provided with drafts.

Motion to recommend the draft Comprehensive Plan be formally advertised for review and a hearing be held, motion made by M. Holland and seconded by D. Sands. All in favor.

Future Planning

Nov 5th- No Meeting

Nov 19th- Tecee Tract

Dec 3rd- Cheltenham Transportation Land Development

Dec 17th- No Meeting

Old Business: None

New Business: None

Motion to adjourn made by B. Gutowski and seconded by S. Schagrin. All were in favor. Meeting adjourned at 8:16 pm.

Amanda M. Helwig, Secretary