

Minutes of Meeting
Springfield Township Planning Commission
July 1, 2014

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 7:04pm, with the following members present: Amanda Helwig, , David Sands, Bob Gutowski, Joseph Devine, Steve Schagrin, Mary Holland. Robert Dunlop represented the Township and Brandon Rudd and Fritz Ohrenschall represented the Montgomery County Planning Commission (MCPC). Absent were Commissioner Baird Standish, and PC Members Angela Murray, George Schafer and James Mascaro.

Minutes: Minutes of the May 6th, 2014 meeting were read. Motion to approve the minutes was made by B. Gutowski and seconded by S. Schagrin. All were in favor. Minutes of June 3rd 2014 meeting were reviewed. Motion to approved by B. Gutowski and seconded by A. Helwig. All were in favor.

Commissioner Report: No Report

New Business

Light Industrial would allow for some residential uses. Discussion followed on particular neighborhoods like the railroad branch in Oreland. Existing uses helped determine which properties are proposed for light industrial use. The Giuliani tract will soon be next to residential homes. Mermaid Lane homes will unlikely be changed.

County offered to do a more in-depth analysis of all parcels and provide alternative verbiage with wider classes of covered uses. They will research metrics and make recommendations with an eye on ease of enforcement by code enforcement. Their goal is to make recommendations for best practices. One item the MCPC realized right away was that the setbacks maybe overly restrictive as to not allow for development. They provided graphics that demonstrated this to the PC and which R. Dunlop will share with the solicitor.

PC agreed after discussion that we need time to evaluate how we distribute the zoning. Our Comprehensive Plan has this as an important goal and we will keep in a timely fashion getting back to the Board of Commissioners.

New Business

With respect to the Flood Plain Ordinance, Springfield Township is a Level D (which is normal) FEMA requires updated ordinances from the municipalities. The County will assist us in making sure we meet FEMA requirements. They will go thru their check list and see if we comply.

MCPC will write our ordinance and submit to our Solicitor for review. PC requested the MCPC keep as many residential accessory uses in flood plain as possible. The MCPC will begin to evaluate where our existing ordinance falls short using their check list.

Motion to Adjourn 8:20 pm, made by D. Sands and seconded by A. Murray. All were in favor.

Amanda Helwig, Secretary