

Minutes of Meeting
Springfield Township Planning Commission
August 19, 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 7:07pm, with the following members present: Amanda Helwig, Bob Gutowski, Angela Murray, Steve Schagrin, Mary Holland. Robert Dunlop and Commissioner Aimee Samtmann represented the Township and Fritz Ohrenschall represented the Montgomery County Planning Commission (MCPC). Absent were Commissioner Baird Standish, and PC Members David Sands George Schafer, Joseph Devine, and James Mascaro.

Minutes: Minutes of the July 1st, 2014 meeting were read. Motion to approve the minutes with minor amendment was made by S. Schagrin and seconded by A. Murray. All were in favor. M. Holland abstained.

Commissioner Report: Commissioner Samtmann notified the PC of the BOC Workshop session where Commissioner Jim Dailey tried to resurrect the Tecee Tract development. They also are trying to determine the current owner of the property. It appears the property has transferred to Mr. Jim Nolan who came in for a permit to demolish 4 buildings along Ridge Pike.

New Business - Floodplain Conservation Zoning Ordinance Amendment

FEMA is currently in the process of updating the Flood Insurance Rate Maps (FIRM) for this area. When these maps are adopted each municipality will have to update their Floodplain Conservation zoning ordinance in conformance with all FEMA requirements. Montgomery County PC has created a model ordinance to help municipalities with this update. With respect to the MCPC model ordinance, Springfield Township is a Level D municipality (the majority of communities fall in this level). The County will assist us in making sure we meet FEMA requirements. The goal is to recommend an amended Ordinance to the BOC by the end of the year, incorporating any concerns of the PC.

Initial PC Recommendations:

- 1.) The PC Recommends that no building shall take place in a flood plain. This includes the erection of accessory structures like sheds. We must balance the discrepancies between the State (L&I) and FEMA.
- 2.) Amend zoning to disallow for the installation of impervious surface in residential zoning. A new definition of impervious surface may need to be evaluated. The intent is for the prohibition of patios.
- 3.) With respect to the modification of a home, that rebuilding in a foot print is allowed as well as internal modifications. Clarification is needed to modifications to interior walls versus exterior walls in the ordinance.
- 4.) The PC felt that 1 ½ feet for the Freeboard was acceptable. They also want to allow for flexibility where a vertical standard can be used in the cases where there is a request in the decrease of the floodplain setback.
- 5.) The Township should consider acquisition of flood plain properties for open space in the future as they become available and in conditions where they are teardowns.
- 6.) Variances incorporated into the Ordinance should follow “Good and sufficient” causes as described by the Counties model ordinance.
- 7.) PC would like information on FEMA Survey Standards to help them in establishing counters for when evaluating properties within the flood plain.

Future Business

9/2/14 Industrial Zoning

9/16/14 Draft of Flood Plain Ordinance & 9425 Stenton Ave

Motion to Adjourn 8:40 pm, made by A. Murray and seconded by S. Schagrin. All were in favor.
Amanda Helwig, Secretary