

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
March 17, 2015**

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: 00 PM, with the following members present: Joe Devine, Bob Gutowski, James Mascaro, David Sands, George Schaefer and Steve Schagrín, Absent were Amanda Helwig, Mary Holland and Angela Murray. Commissioner Baird Standish and Rob Dunlop represented the Township and Donna Fabry represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes: Minutes of the February 17, 2015 meeting were read. Minutes approved with revisions noted by Rob Dunlop.

**Erdenheim Elementary School
500 Haws La., Flourtown, PA**

Tom Gilbert, Architect

Appearing for the applicant was Glenn Harris, civil engineer, Craig Thoren of the Springfield Township School District and Jim Taylor who represented the School Board. Applicant presented plans related to a request for waiver of land development for the construction of a 1,700 sq. ft. addition to the existing cafeteria at Erdenheim Elementary School. New impervious (+/- 900 SF) will be directed to a to-be-constructed rain garden. Additional impervious is de minimis as the project is a portion of the school district lot and as such is large. Plans will be staff reviewed but storm water calculations will be reviewed by township engineer.

Motion to approve waiver of land development conditioned on Applicant providing calculations for impervious coverage and storm water report made by J. Mascaro, seconded by Steve Schagrín. Approved unanimously.

**Lloyd Tract – “Laverock Hill Estate”
1777 E. Willow Grove Ave.**

Ross Weiss, Esq.

Appearing for the applicant was Ross Weiss, Dennis Glackin and Mr. Hansen. Applicant proposes re-zoning the property from “AA” residential district to cluster residential district (CRD), with specific amendments to the CRD which would allow the construction of 66 single-family, detached dwellings in Springfield Township. The current plan proposes a total of 84 single-family, detached dwellings on the entire 42.7 acre property in both Cheltenham and Springfield Townships.

Mr. Weiss began the presentation with a short introduction of the history of the tract, noting that Township staff have reviewed the ordinance, that Applicant agrees to present a traffic report and that a public hearing is set for April 8 with the Board of Commissioners. Mr. Glackin presented a fiscal impact study wherein the Applicant shows a Net Fiscal Impact of \$240,237.00 to Springfield Township.

The group then reviewed the proposed ordinance item by item. At the end of the review, Mr. Gutowski requested community comments.

Community Comments:

Michael Harkins, 7799 Willow Grove Avenue- concerned with access during construction, requested developer to keep road clear and place demolition of short extension driveway to old mansion as a priority for removal.

Ms. Cutler, 1711 Newbold Lane- stated her opinion that the development is not a good idea, density too high, not beneficial to township (cited traffic, loss of green area and loss of open space).

Cleve Mayer, 1713 Newbold Lane- sale price of new homes sounds great but was not convinced the price was achievable. Can an appraisal be done by outside consultant?

Wendy Blutstein, 1805 Laverock Road (Cheltenham Township) - stated Cheltenham Township residents feel same as Springfield residents in attendance stating development is not desirable, feels residents are being held hostage for sales.

Planning Commission comments:

R. Gutowski- wants Cresheim Trail retained, noting that this is vital link in the overall trail plan from the city to Valley Forge; has concern with trail being too close to the Harkins residence

S. Schagrín- questions ordinance item 1E steep slopes and believes conformity across different zoning sections

G. Schaeffer- concern with steep slopes and other aspects of development. Requested keeping in the Section 1 E portion of the ordinance that was stricken by the Applicant.

R. Gutowski – recapped comments

1. why is Section 1 D revised from 25% coverage to 30% coverage?
2. Need engineer evaluation and calculations. Also how are roads treated regarding steep slopes.

Final Planning Commission comments:

J. Devine- if not for Cheltenham Township density, we'd not be discussing this ordinance change. Overall, okay with the change.

G. Schaffer- okay with overall approach, some concern with rear lots abutting Newbold Lane residences, concerns with steep slopes and coverage concerns.

D. Sands- if not for Cheltenham Township density, we'd not be discussing this ordinance change. Overall, okay with the change.

S. Schagrín- okay but has steep slopes and coverage concerns.

J. Mascaro- opposed to change in zoning, believes AA by-right design with thirty-two houses better than proposed CRD ordinance with 66 houses. Has a lot of questions with design, density, loss of green, etc.

R. Gutowski- respect the trail plan and design; keep 25% impervious; the proposed ordinance is a more intensive use, issues with traffic and open space; development out of character in the area.

Community Comments:

Leonard Eisenman- 7808 Froebel Road (Cheltenham Township) – traffic impacts Cheltenham Township, not Springfield township, since Willow Gove Avenue is in Cheltenham.

Cleve Mayer, 1713 Newbold Lane- noted he appreciated comments from Planning Commission to preserve current density, says all the neighbors are opposed/.

R. Gutowski stated that if one was to assume Cheltenham Township plan is approved, the change to CRD is not desirable, too dense and is out of character for the neighborhood.

Motion to amend proposed ordinance by 1) not changing Section 1 D Land coverage as proposed but rather retaining coverage at no more than 25% of gross land area and 2) by retaining Section 1 E language proposed by Applicant to be deleted. Motion made by G. Schaeffer, seconded by S. Schagrin. Approved by vote of five in favor and one against.

Motion to recommend change in zoning code Chapter 114, Article VIIB to Cluster Residential District (CRD) with conditions, 1) if Cheltenham Township approves plan as proposed and presented this evening and 2) with the changes to the ordinance in the previous paragraph. Motion made by D. Sands, seconded by S. Schagrin. Vote was three in favor and three against so the motion did not carry.

Board of Commissioners Update

Com. Standish

Com. Standish updated the PC on the municipal campus project. The architects for the project had previously told the BOC that if a decision wasn't made in March regarding the installation of a green roof on the new library building that they could not proceed with the green roof. When a motion was made regarding the green roof this motion failed to carry on a 3-3 vote

New Business

none

Motion to adjourn was made at approximately 10:00 PM by acclamation. All in favor.
Next PC Meeting will be held on April 3, 2017 at 7:00PM

Minutes taken by: J. Mascaro, Secretary for a Day.