

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
August 18 2020**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:00 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Gutowski, Ms. Murray, Mr. Sands, Mr. Schaefer, Mr. Devine, and Commissioner Standish. Also in attendance was Mr. Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the August 4, 2020 meeting were approved.

Board of Commissioners Update:

Commissioner Standish informed the Planning Commission that the solicitor's had completed their review of the on-site parking standards and has several concerns. A member of the solicitor's office will be attending an upcoming Planning Commission Meeting to discuss the points of interest raised in their review of the proposed on-site parking standards. In addition, Mr. Standish provided greater detail of the proposed expansion of Flourtown Shopping Center. The Commission discussed several concerns raised by members of the Board of Commissioners at the informal presentation given by the applicant. Commissioner Standish discussed the existing non-conforming on-site parking and the proposed expansion's need to reduce the on-site parking even more. Zoning Hearing Board approval would be required.

New Business:

The Planning Commission moved forward with their review and update of the Subdivision & Land Development Ordinance. Mr. Holly reviewed the revision suggested at the August 4, 2020 meeting to Article 1 {General Provisions} and the changes made to the order of the goals and objectives. Everyone was in agreement and the changes were made to the draft in real time.

Mr. Holly had previously provided the Planning Commission with a revised {Definitions} section that contained several revisions made by Cheltenham Township during their update of the SALDO. The Planning Commission reviewed the first five pages of definitions, adding terms such as "Accessory Apartment" and "Arborist". The Planning Commission removed terms such as "Alley", since an alley is listed within the definition of the word "Street". Additional terms such as "Anchoring", "Average Vehicle Occupancy" "Berm", "Builder", "Caliper", "Cartway" and "Community Benefits Agreement" were also discussed and amended. The next Planning Commission Meeting will be held on Tuesday, September 1, 2020.

Mr. Penecale reminded the Planning Commission that their meeting scheduled for Tuesday, September 15, 2020 has been cancelled. Both Commissioner Standish and Ms. Helwig have a conflict for that evening.

The meeting was adjourned at 8:39 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning
Springfield Township