

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF MEETING  
October 1, 2019**

The Springfield Township Planning Commission met in a regular monthly meeting at 7:00 PM. at the Springfield Township Building. Present at the meeting were Ms. Helwig, Ms. Murray and Mssrs. Bruce, Devine and Gutowski. Also present at the meeting was Mr. Taylor, the Township Manager, and Mr. Jarrell, Community Planner.

**Approval of the Minutes**

Mr. Taylor reported that the notes of the prior meeting could not be located and therefore the minutes of the last meeting could not be presented for approval. Mr. Gutowski noted that the only action taken at the last meeting of the planning commission was to refer the Historic Resources Overlay District to the Board of Commissioners, and that subject be revisited this evening. A motion (Bruce/Helwig) to incorporate the actions taken at the August 20, 2019 into this evening's meeting was approved by unanimous consent.

**Old Business**

Ms. Helwig announced her desire to revisit the Village Commercial Zoning District ordinance that was drafted approximately ten years ago. Mr. Taylor agreed to provide the ordinance for distribution at a future meeting.

Mr. Bruce asked about the status of the revised parking ordinance that was under consideration by the planning commission. Mr. Devine and Ms. Helwig suggested that the ordinance was referred the Board of Commissioners for their consideration. Mr. Taylor noted that he had not received a letter recommending the ordinance. Mr. Gutowski said that he does not recall signing a letter of recommendation either.

Mrs. Murray announced that the new, mixed-use redevelopment project located in the 900 block of Willow Grove Avenue has been completed and several new businesses are now open, including a restaurant and coffee shop. A specialty/fresh food market has been open for several months and is quite popular.

**Historic Resources Overlay District**

The planning commission was provided a copy of the latest draft of the subject ordinance for review prior to the meeting. The following comments were offered for further consideration and clarification by the solicitor's office:

Section	Comment
114-21D1.G	Eliminate "so that such resources may be preserved"
114-12D4.B(9)(c)	Add "of a commercial nature"
114-12D4.D(7)	Eliminate the existing subsection (7) and replace with "The

	property owner, manager or lessee must live on site”
114-12D4.E	Add the letter “a” in the third line between the words “on” and “property”
114-12D7.A	Eliminate the phrase “land planner” and replace with “individual”
114-21 “Alteration or Alter”	- How does this new definition affect the definition of Alteration already found in section 114-21? - Eliminate “specifically listed” with “otherwise addressed” - What is meant by the term reviewable action?
114-21 “Cultural Studio”	Eliminate the second sentence of the definition in order to avoid a conflict with Section 114-12D4.B(2)(a) regarding the number of permitted students
46-4B	Add “A majority of the members of the members shall be residents of the Township” (Note that membership of all other advisory boards is limited to Township residents)
46-7B(1)	Add the phrase “or removed from” between the words “on” and “the” in the third sentence.
46-7B(4)	Add the word “last” between “the” and “public” in the fourth line.
46-8D(4)	- Remove the phrase “deny the application” in the seventh line - Eliminate the fourth sentence beginning with “Please note” in its entirety.
46-8E(1)(a)	Is a bond or escrow necessary? If so, what is the amount and who is to calculate it?

Mr. Taylor was asked to provide the solicitor with the above comments and to request a revised ordinance for review by the October 15 meeting of the planning commission.

There being no other business the meeting was adjourned at 8:51 PM.

Respectfully submitted,

Michael Taylor,  
Township Manager