

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION**

Tuesday, April 16, 2019

The Springfield Township Planning Commission (PC) held its monthly meeting on the date noted above. Bob Gutowski, chair called the meeting to order at 7:00 PM with the following members of the commission present: Bob Gutowski, Dave Sands, Mandy Helwig, Angela Murray, James Mascaro and Michael Bruce. Joe Devine, George Schaefer and Stacey Blankin were unable to attend tonight's meeting. Commissioner Baird Standish and Staff liaison Robert Dunlop represented the Township and Community Planner Julia Detwiler participated on behalf of the MCPC.

Minutes

Minutes of the March 19, 2019 meeting were read. A motion to approve was made by Mandy Helwig which was seconded by Angela Murray. The motion was approved by a unanimous vote, with James Mascaro abstaining.

Board of Commissioners Update

Com. Standish updated the PC regarding the recent discussions about potential changes to Township code for Multi-Family Dwellings. After receiving a good deal of comment from residents on this issue, much of it opposed to making any changes to existing code, the Board of Commissioners have requested that the PC table their discussion on the matter. It is possible that certain aspects of the Historical Preservation Ordinance may offer relief. Mr. Gutowski asked if any update on the Historical Preservation Ordinance could be given at this time. Ms. Helwig stated that the sub-committee tasked with looking at the comments coming from the Township Solicitor has nearly completed their review. It is intended to get the draft to the PC so it can be discussed at the 6/4/19 PC meeting. Mr. Gutowski thanked the members of the sub-committee for their work and that he looked forward to reading the revised draft.

Subdivision/Land Development Ordinance Financial Provisions Amendment

Mr. Dunlop provided an introduction to the Saldo ordinance amendment. He explained that the Township Solicitor had completed a comparison of the Saldo provisions for financial guarantees and the PA Municipalities Planning Code. The amendment will resolve any possible discrepancies between the two. Mr. Gutowski stated that there appears to be a typo in sec. 95-12.A which states "owner of developer", he believes that this should state "owner, or developer". Mr. Bruce opined that one could look at the amendment as a provision that will add more cost on to developments and create more work for the Township Solicitor's office. Because of this fact he does not support the current amendment. At the end of the discussion Mr. Mascaro made a motion to recommend approval of the amendment with the change noted. This motion was seconded by Ms. Helwig and approved by a vote of 5-1, Mr. Bruce opposed.

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Green Parking Lot Design

Julia Detwiler

Ms. Detwiler made a presentation on Green Parking Lot Design focusing on applicable criteria and standards. Mr. Gutowski thanked Ms. Detwiler for her presentation and indicated that it would have been better with photo examples of each standard, maybe even plan details to show better how principles are turned into working examples. The guidelines offered point in a direction that he would like to see the Township go in offering more flexibility in design. This is one of areas that he would like to see the PC focus on in the future – he continued on to offer a list of examples of areas where he feels that changes in planning administration for the Township is needed:

- Green Parking Lot Design Alternatives
- Maximum Impervious Coverage Limitations for More Zoning Districts
- Enactment of a Village Center Overlay Zoning District
- Enactment of the Historic Preservation Ordinance
- Revisions to Off-Street Parking Provisions in the Zoning Code

Mr. Gutowski asked the members to consider this list for future action by the PC. There being no further business on the agenda, or requests to introduce new business, Bob Gutowski made a motion to adjourn. This motion was seconded by Angela Murray and approved unanimously at 8:15 PM.

R. Dunlop