

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
July 21, 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, Ms. Blankin, Mr. Sands, Mr. Schaefer, Mr. Mascaro, Mr. Quill, 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 July 7, 2020 meeting were approved.

Board of Commissioners Update:

Commissioner Standish informed the Planning Commission of the recent promotions within the Springfield Township Police Department. In addition the Commissioner informed the commission that the on-site parking standards have been forwarded to the Township Solicitor's office for review.

New Business:

Ms. Helwig welcomed Mr. Quill to the Planning Commission and congratulated him on his appointment by the Board of Commissioners. Mr. Quill was appointed to replace Mr. Bruce, who resigned last month due to the fact that he is no longer a Springfield Township resident. The Planning Commission thanked Mr. Bruce for his contributions and welcomed Mr. Quill.

Mr. Aaron Holly, Community Planner from Montgomery County Planning Commission, provided an introduction into MCPC's Model SALDO. A power point was presented to provide background information on the Model SALDO to the Commission. The Planning Commission then reviewed what was labeled as Article 1 {General Provisions} within the model ordinance. Article 1 includes the enactment of the revised Subdivision & Land Development Ordinance, Content, Purposes, Interpretation and the Request for Waiver(s). This section of the model is compatible to the General Provisions section of the current ordinance.

Mr. Gutowski had questions concerning the design section contained within the "Contents" section of the draft. After a brief discussions it was decided that Mr. Gutowski would draft acceptable language and forward his draft to the commission members.

The next topic of discussion centered on the "Purpose" section of the model ordinance and the order of the 16 items listed for consideration. The Planning Commission was in general agreement on the items listed, however collectively thought the order needed to be adjusted as

to prioritize the most important design items. This was done to provide the developer as much direction as possible. The issue of sustainability was discussed at length and it was decided that Ms. Blankin would review the order of the items listed within the "Purpose" section of the draft. Any revision proposed, would be reviewed by the entire Planning Commission at the next scheduled meeting.

The next item of discussion centered on the word "bordering" within Section 95-103.D of the proposed draft. After a spirited discussion on the effects several recent developments have had on the surrounding community, the Planning Commission discussed language that would allow greater flexibility for off-site improvements. The Commission was reminded that Townships do not have the ability to impose public improvements in an area that the proposed development does not have lot frontage for a shared property line. This subject will be discussed at a later date.

Mr. Holly provided the Planning Commission with a list of seven recent land developments for review. The idea is to review these prior approvals, discuss the major issues with each development and correct existing language that may have been problematic in the past. In addition to the seven selected by Mr. Holly, the Planning Commission named two additional land developments for review.

The meeting was adjourned at 8:20 P.M.

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