

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
September 20, 2022**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:08 P.M., in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038. Present at the meeting were Ms. Blankin, Mr. Devine, Mr. Sands, Mr. Gutowski, Mr. Mascaro and Ms. Helwig. Also in attendance were Anne Nygard, Community Planner from Montgomery County Planning Commission, Commissioner Baird Standish and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes from the September 6, 2022 meeting were approved.

Old Business:

There was no old business to discuss.

Commissioner's Report:

Commission Standish informed the Planning Commission of the Resolution approved by the Board of Commissioners for the preservation of approximately 2.4 acres of existing wooded area at 380 & 402 Haws Lane. The Commissioner stated that the front portion of the property would be developed as townhouses with the rear portion of the site to be purchased by the Township. In addition, the Commissioner briefed the Planning Commission on the request for a waiver of the Land Development review and approval process filed by the Girl Scout Preserve located at 330 Manor Road, Lafayette Hill, PA. Mr. Penecale informed the Planning Commission that the plan for the proposed access road should be on their agenda for the October 18, 2022 meeting.

New Business:

The Planning Commission reviewed Section 409 of Montgomery County's Model Subdivision & Land Development Ordinance. This section of the draft is titled Preservation & Protection of Existing Vegetation.

Ms. Nygard opened the meeting with a brief overview of several changes made to the County's Model SALDO by the Springfield Township Shade Tree Commission. In addition there was discussion on the definition of term "Heritage Tree". This term has been defined and the Commission accepted the definition.

Mr. Gutowski questioned the use of the term “ecologically significant vegetation” in Section A.1 and A.2. After a brief discussion the “ecologically” will be removed and “including the perimeter buffer area” will be added to end of the sentence.

There were questions concerning “Montgomery County Natural Areas Inventory”. What is it, how old is it and has it been updated. Mr. Gutowski explained what is included in the inventory and answered the balance of other questions raised. Section 409.A.2 will be amended to read “other sources approved by the Township”.

Anne Nygard made several grammatical corrections to the draft.

There was a long debate over the language and the order of Section 409.A.4. This discussion involved all of the Planning Commission Members and Dr. Alexandra Klinger, 7811 Elm Avenue, Wyndmoor, PA. It was decided the numbering of the four sections would be altered to better suit the goals and objectives of the Township. In addition, the text will include “ISA Certified Arborist” and that Section 409.A.4 (5) would be relocated to another section of the proposed draft.

Mr. Gutowski asked that Section 409.B.2 be added that requires the developer to install signage for the tree protections areas. This signage is required to state that there is no parking of equipment, storage of materials and no traffic is permitted within the tree protection area.

Section 409.C was discussed and the Credits List was revised to reduce the credits in half. In addition, the 6 to 11 inch category was removed.

There was a lengthy discussion on the 25% tree removal language found within Section 409.D. This discussion ended with the Planning Commission electing to separate “Woodlands” from the removal of “Stand Alone Trees”. This conversation centered on the rights of the land owner vs. what’s in the best interest of the Township.

Mr. Mascaro asked what the current time line is for the bond that is held on the landscaping installed as part of a Land Development. Mr. Penecale stated that it is one year. After a brief discussion, the Planning Commission recommended the time line be increased to two years.

The final discussion of the night centered on the requirements for replacement landscaping being selected from “Native Species” vs. a mixture of “Native Species” and other approved plant listings. It was decided that a mixture betters suits the goals of the Township and allows the developer some flexibility in the plantings of the required buffers, screening and landscape islands.

The meeting was adjourned at 8:37 P.M.

Respectfully Submitted

Mark A. Penecale
Director of Planning & Zoning