

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 16, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:05 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Gutowski, Ms. Murray, Mr. Sands, Mr. Quill and Mr. Schaefer. Also in attendance were Commissioner Standish, 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 February 2, 2021 meeting were approved.

Commissioner's Report:

Commissioner Standish informed the Planning Commission that the Board of Commissioners had discussed the waiver request that is on tonight's agenda. In addition, the subject of the Shade Tree Commission reviewing subdivision and land development plans was discussed. The general consensus was that their input would be welcome, however, their review comments would have to be submitted to the Planning Commission in a timely manner as to not delay the review process. Staff will be working out the details of how this process will work.

New Business:

The Planning Commission reviewed the request for a waiver of the requirements for the submission of a Land Development application for the property located at 7630 Cheltenham Avenue, Wyndmoor, PA. Steven Kline, RA Architect for the project provided the Planning Commission with an overview of the proposed development. Burke Brothers Landscaping Contractors, LLP are the owners of the property. The site is currently improved with a warehouse that is currently used for housing of equipment and materials used in the operation of the landscape business. Mr. Kline presented several plans of the property and provided details on the proposed second floor addition to the existing warehouse. He stated that the objective is to create office space on the second floor of the warehouse for use by Burke Brothers. The existing structure used by Burke Brothers will be converted back to a single family dwelling.

The Planning Commission focused on several points of interest. Those being the number of parcels involved in this project, use and ownership of the PECO parcel, the number of on-site parking stalls available for the proposed expansion and the safety and appearance of the intersection of Mermaid Lane and Cheltenham Avenue. Mr. Kevin Burke stated that his company has a lease for the PECO parcel that has 7 years remaining. His company has held that lease for 20 years. In addition, he stated that they are two parcels. One parcel contains the existing office building that fronts on Cheltenham Avenue and the larger warehouse parcel that has frontage

on both Ivy Hill Road and Cheltenham Avenue. The intersection has been a point of interest for several years. The safety and sight lines are a major concern. Mr. Burke stated that his employees pick up the trash on this corner several times a month. It is his opinion that the bus stop at this intersection is the major cause of the trash. He also committed to work with PECO to clean up the concrete barriers along the frontage of the site. Mr. Burke also committed to work with Township staff and the Traffic Safety Officer to see if the planting of additional landscaping along this frontage would have an adverse effect of the sight lines. Commissioner Standish asked if the applicant was willing to work with the Township on the installation of a walking trail along the Mermaid Lane frontage of the site. Mr. Burke stated that he leases that property from PECO. Mr. Kline addressed the questions concerning on-site parking by stating that the 8 spaces shown on the PECO parcel could be relocated to the Burke Brothers parcel if the PECO lease was not renewed.

The Planning Commission recommended approval of the requested waiver from Section 95-4 of the Subdivision & Land Development Ordinance with the following conditions.

1. The applicant is required to clean up the concrete barriers and remove the graffiti by way of either power washing or painting them.
2. The applicant is required to work with Township staff and the Traffic Safety Officer on the planting of additional landscaping along the Cheltenham Avenue and Mermaid Lane frontage. These plantings are not to have an adverse effect on the sight lines at the intersection.

The recommendation was approved by a vote of 6 – 0.

Old Business:

The Planning Commission continued their review of the on-site parking standards. Picking up with a review of uses such as athletic club, golf course, indoor amusements, gallery, museum and a theater. The discussion centered on how best to create a fair standard for these uses that many times are a mixture of uses. Each term was discussed at length and compared to a list of parking standards in place in neighboring municipalities. This list was compiled by Mr. Holly & Mr. Penecale and offered examples from 7 different townships. In addition to a review of the parking standards, the Planning Commission reviewed the concerns of the Township Solicitor.

One resident was in attendance and questioned the municipalities used in the examples sheet. The question was why were townships that the resident felt was developed to a greater extent used as examples instead of more under developed townships. Mr. Penecale explained that the examples used covered a wide range of townships. Several of which have greater density than Springfield Township, two have what is considered to be equal density and two of lower density. No other questions were raised.

The meeting was adjourned at 8:44 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning