

**AGENDA**  
**WORKSHOP MEETING – BOARD OF COMMISSIONERS**  
**MONDAY, NOVEMBER 8, 2021, 7:00 PM**

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1. **1110 Willow Grove Avenue** – receive an informal presentation regarding the redevelopment of the subject property for residential use
2. **Township Manager’s Report** – discuss operational issues as outlined in the monthly Report
3. **November Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
4. **2022 Budget Meeting Schedule** – announce the tentative meeting schedule through the adoption of the 2022 budget
5. **2022 Budget Presentation** – present the 2022 preliminary budget and continue discussions prior to adoption
6. **Township Solicitor** – consider a request to increase the hourly rates for professional services rendered by the solicitor’s office
7. **Business Tax Auditor** – consider a request to increase the hourly rates for Act 511 compliance audits
8. **Resolution No. 1553** – a resolution designating Brandon J. Ford, Assistant Manager, as the Township’s agent for PEMA public assistance grant funds related to Tropical Storm Ida
9. **Resolution No. 1554** – a resolution designating Baird M. Standish as an authorized signatory for the receipt of Library American Rescue Plan funds
10. **Health Trust Agreement** – consider an addendum to the existing Health Trust Agreement by extending participation through December 31, 2023
11. **Recycling Report** – review the monthly recycling activities
12. **Environmental Advisory Commission** – announce a vacancy on the commission
13. **Police Officers** – conduct a ceremonial swearing-in for two new police officers, and recognize those officers who were hired or promoted during the COVID pandemic
14. **Zoning Hearing Board Agenda** – announce the agenda of any special or regular meeting of the Zoning Hearing Board
15. **1331 Ivy Hill Road** – review a revised sign package for a new self-storage facility at the subject location
16. **Stormwater Projects** – provide an update regarding various stormwater projects under consideration

NEW BUSINESS

MICHAEL TAYLOR  
TOWNSHIP MANAGER/SECRETARY

MT:cmt  
11/3/21

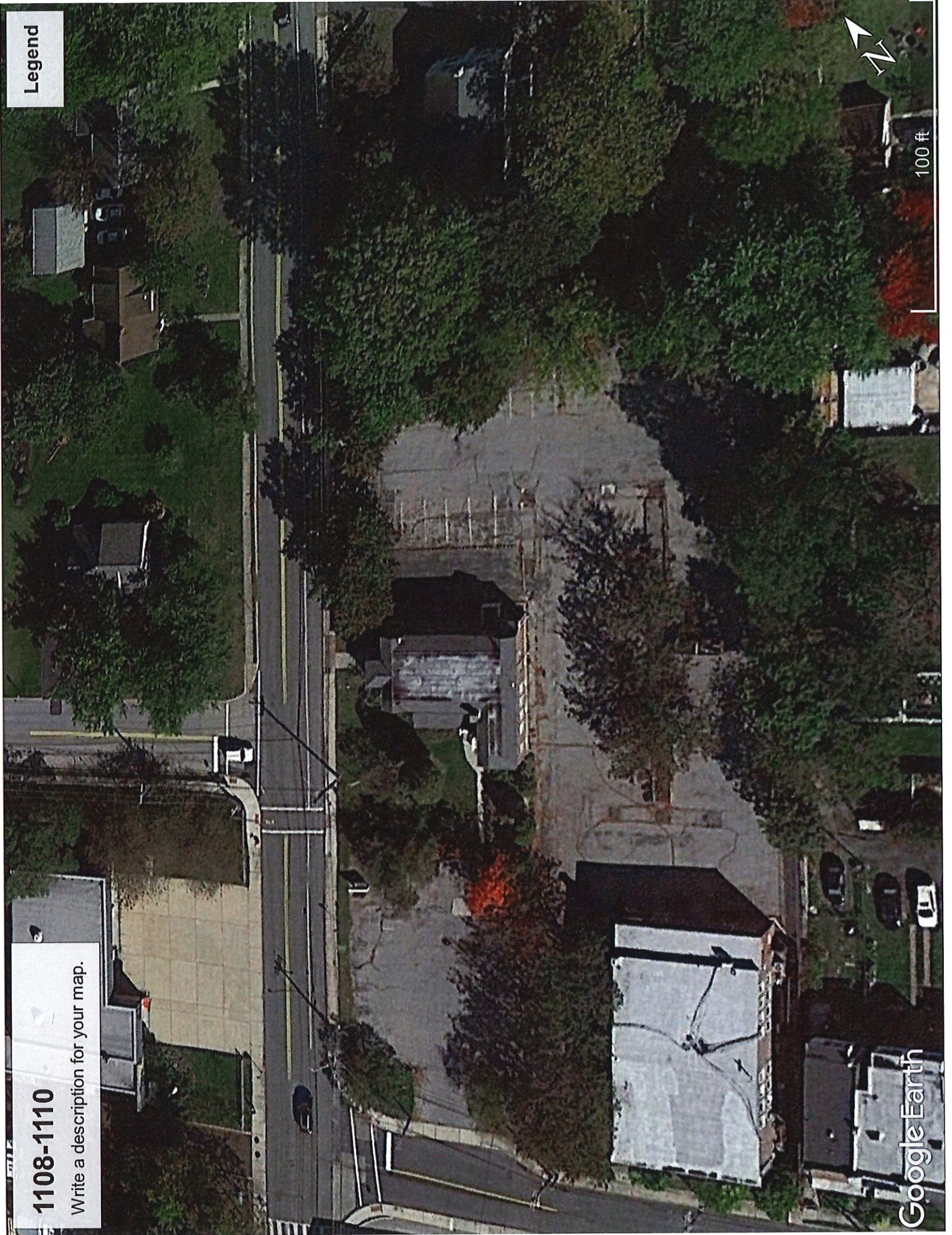
**NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!**

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.**

**1108-1110**

Write a description for your map.

**Legend**



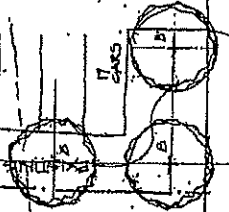
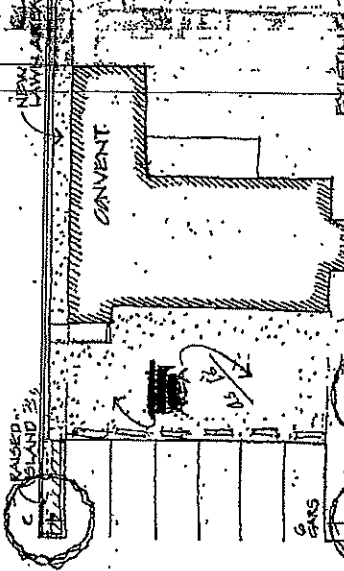
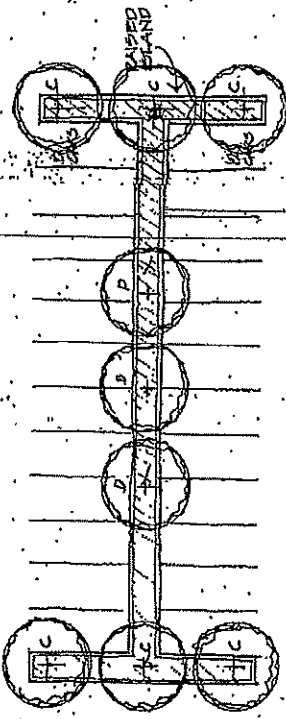
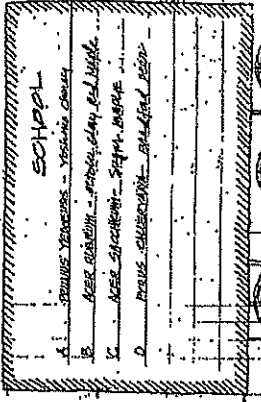
Google Earth

100 ft



QUEEN ST

WILLOW GROVE AVENUE



EXISTING SITE PLAN

**2022 BUDGET STATEMENT**  
**SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA**

The Springfield Township Board of Commissioners proposes a balanced operating budget for 2022 of \$18,315,318 with a real estate tax rate of 4.516 mills and an earned income tax rate of 1.0%.

**2022 REAL ESTATE TAX RATE**

General Purpose Tax (Max. 30 Mills)	4.516 Mills
Court Approved (Max. 5 Mills)	0 Mills
Special Purpose Taxes	<u>0 Mills</u>
	4.516 Mills

To summarize the impact on the “typical” residential taxpayer as a result of the 2022 budget projections, the taxpayer will realize no change to their 2022 real estate tax, and a reduction of \$6.32 to the annual refuse service fee. The 2021 real estate tax was \$13.15 more than in 2020, and the 2021 refuse service fee was \$8.62 more than the 2020 refuse service fee.

The “typical” household in Springfield Township with a \$175,400 property assessment will pay \$792.10 in real estate taxes in 2022, which is the same as in 2021. The Township is able to maintain the same tax rate as in 2021 due to a decrease in municipal pension obligations and workers compensation insurance premiums. These savings are offset to some degree by anticipated increases in capital expenses, including debt service payments, employee wages and benefits, and property and liability insurance premiums.

The 2022 discounted refuse service fee will decrease from \$231.86 to \$225.54, or 2.7% per household due to a reduction in recycling processing and marketing costs, which are offset to some degree by increases in waste disposal fees and employee wages. After increasing by more than \$45 per ton in 2021, the average monthly cost to process and market single stream recyclables is projected to decrease by \$55.62 per ton in 2022. The resource recovery plant where the solid waste collected by the Township is converted to energy is increasing the waste disposal fees charged to the Township by \$1.22 per ton. The amount of household refuse and recyclables collected by the Township will be about the same as in prior years. After reducing the capital contribution for replacement equipment by one-half in 2021, the 2022 refuse fee restores proper funding for replacement collection and processing equipment.

The Township will continue to fund its general budgetary obligations through traditional revenue sources such as real state tax, earned income tax, real estate transfer tax, mercantile and business privilege tax, licenses and permits, fines and department earnings. In 2019 a local services tax was enacted whereby individuals employed within Springfield Township now pay \$1 per week or \$52 annually through a payroll deduction. Those who do not earn more than

\$12,000 annually are exempt from the tax. The Township anticipates the receipt of an additional \$45,000 in revenues from the local services tax in 2022.

The 2022 preliminary budget will be made available for inspection in the office of the Township Manager, 1510 Paper Mill Road, Wyndmoor, and in the Township Library, 8900 Hawthorne Lane, Wyndmoor, beginning 5:00 PM on November 12, 2021. The 2022 preliminary budget will also be posted to the Township website on or before the above date. Summary copies of the budget are also available upon request. The Board of Commissioners will accept questions and comments on the Budget at their workshop meeting on December 8, 2021 at 7:00 PM and again as a part of a budget hearing and budget adoption on December 8, 2021 at 7:30 PM. All aforementioned meetings will be held via the Zoom virtual meeting platform unless otherwise advertised in advance.

AMT:cmt  
11/1/21

DESIGNATION OF AGENT RESOLUTION

FOR: DR-4618 (Hurricane Ida)
(Enter Name of Disaster or Number)

BE IT RESOLVED BY Board of Commissioners OF Springfield Township
(Governing Body) (Public Entity)

THAT Brandon J. Ford Assistant Township Manager
(Name of Applicant Agent) (Title)

IS HEREBY AUTHORIZED TO EXECUTE FOR AND IN BEHALF OF
Springfield Township Montgomery County,
(Public Entity) (County)

a public entity established under the laws of the Commonwealth of Pennsylvania, all required forms and documents for
the purpose of obtaining financial assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act
(Public Law 93-288 as amended by Public Law 100-707).

Passed and approved this 10th day of November, 20 21.

Baird M. Standish President
(Name) (Title) (Signature)

(Name) (Title) (Signature)

(Name) (Title) (Signature)

(Name) (Title) (Signature)

(Name) (Title) (Signature)

CERTIFICATION

I, Michael Taylor, duly appointed and Manager / Secretary
(Name) (Title)

of Springfield Township, do hereby certify that the above is a true and correct copy of
(Public Entity)

a resolution passed and approved by the Board of Commissioners
(Governing Body)

of Springfield Township on the 10th day of November 20 21.
(Public Entity) (Date)

(Signature) Manager / Secretary (Official Position) (Date)

**COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY  
PUBLIC ASSISTANCE GRANT PROGRAM AGREEMENT**

NAME OF APPLICANT: <u>SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY</u>	
COMPLETE MAILING ADDRESS: <u>1510 PAPER MILL ROAD</u>	
<u>WYNDMOOR</u>	, Pennsylvania, ZIP - <u>19038</u> COUNTY: <u>MONTGOMERY</u>
TELEPHONE No: <u>(215 ) - 836 - 7600</u>	FEDERAL EIN: <u>23 6001928</u>
APPLICANT'S AGENT NAME: <u>BRANDON J. FORD</u>	EMAIL: <u>BFORD@SPRINGFIELDMONTCO.ORG</u>
FEMA APPLICANT PA ID NUMBER: <u>FEMA - DR- 4618 PA -</u>	

(Assigned by PMA)

This Public Assistance Grant Program Agreement ("Agreement") is entered by and between the Commonwealth of Pennsylvania ("Commonwealth"), acting through the Pennsylvania Emergency Management Agency ("PEMA") and the above-named Applicant. This Agreement shall apply to the grant of all Public Assistance funds provided by, or through, the Commonwealth, to the Applicant.

The parties, intending to be legally bound, agree as follows:

**PERIOD OF PERFORMANCE**

1. The Applicant shall complete all approved work items within the time limits that are established by the Governor's Authorized Representative or the federal government. Time limits for project completion begin with the date of the disaster declaration, unless appropriate time extensions are requested and granted by PEMA and the Federal Emergency Management Agency ("FEMA").
  - a. **Debris Removal (Category A) and Emergency Protective Measures (Category B)** shall be completed within six months from the date of the disaster declaration.
  - b. **Permanent Work (Categories C through G)** shall be completed within 18 months from the date of the disaster declaration.
2. The term of this Agreement and any time extensions to the Period of Performance shall be deemed extended upon written notice to the Applicant by PEMA without the need to amend this Agreement.

**PROJECT WORKSHEET AND FUNDING**

3. The Applicant shall be responsible to provide the data required for the development of the **Project Worksheet**, which provides the basis for the scope and funding of this Agreement and is subject to approval by both PEMA and FEMA. Once executed by the Applicant and FEMA, the completed Project Worksheet shall be incorporated into this Agreement as **Attachment A**. The scope of the Project Worksheet may be amended through a revised

version of the Project Worksheet executed by FEMA without the need to amend this Agreement.

4. The funding amount referenced in the Project Worksheet is subject to the obligation of federal funds to the Commonwealth. The amount may be increased or decreased through a written notice to the Applicant from PEMA or FEMA without the need to amend this Agreement.
5. The Commonwealth will make payments to the Applicant through the Pennsylvania Electronic Payment Program ("PEPP") Automated Clearing House ("ACH") Network. Within 30 days of the Applicant's Briefing, the Applicant must submit its PEPP Enrollment Form to PEMA, Bureau of Recovery and Mitigation ("BORM"), 1310 Elmerton Avenue, Harrisburg, PA 17110.

#### **APPLICANT CERTIFICATIONS**

6. The Applicant's Agent certifies that he or she has the legal authority to apply for Public Assistance on behalf of the Applicant and is authorized to execute all required forms on behalf of the Applicant.
7. The Applicant certifies that elected officials or governing body have been informed of the terms and conditions of this Agreement, which apply to the receipt of financial assistance.
8. The Applicant certifies that it is compliant with the requirements of the National Incident Management System ("NIMS").
9. The Applicant certifies that Public Assistance requested through the submission of its application does not and will not duplicate any financial assistance or cost reimbursement received for the same disaster cost or loss under any other program or from insurance or any other source.
10. The Applicant certifies that all costs claimed under this Agreement are for actual costs incurred by the Applicant in the performance of authorized work as defined in the eligibility criteria established by FEMA.
11. The Applicant certifies that it is in full compliance with all provisions of Pennsylvania's Flood Plain Management Act, 32 P.S. §§ 679.101 *et seq.* and Pennsylvania's Storm Water Management Act, 32 P.S. §§ 680.1 *et seq.* that apply to the Applicant.
12. If the Agreement includes provisions for Debris Removal, the Applicant certifies that it has quantified debris deposits; performed all contracting, permitting and debris removal monitoring; has documentation tracking removal and disposal of debris at pre-approved permitted disposal sites; and has met all related requirements as contained in FEMA publication 325 (Debris Management Guide), FEMA publication 329 (Debris Management Brochure), Sections 403 and 407 of the Stafford Act (42 U.S.C. §§ 5170b and 5173), section 206.224 of Title 44 of the Code of Federal Regulations ("CFR"), and any and all local, state and federal requirements pertinent thereto.



### GOVERNING LEGAL REQUIREMENTS

13. The Applicant shall comply with all applicable federal, state, and local procurement laws, regulations or directives including, but not limited to, PEMA grants policies, Title 44 of the CFR, and Title 2 CFR Part 200. All provisions specified by applicable statutes, rules, regulations, directives and policies are incorporated as part of this Agreement. It is the affirmative, non-delegable duty of the Applicant and any employees, contractors, or other agents to maintain competency in and abide by all statutory, regulatory, and policy obligations imposed by the acceptance and expenditure of these federal grants.
14. The Applicant shall comply with the flood insurance purchase requirements of the Flood Disaster Protection Act, 42 U.S.C. §§ 4001 *et seq.*, as amended.
15. The Applicant shall comply with the requirements of the National Environmental Policy Act, 42 U.S.C. §§ 4321 *et seq.*, as amended, and its applicable Federal Regulations found at 44 CFR Part 10.
16. The Applicant shall comply with the requirements of the Clean Water Act, 33 U.S.C. §§ 1251 *et seq.*, as amended.
17. The Applicant shall comply with the requirements of the Clean Air Act, 42 U.S.C. §§ 7401 *et seq.*, as amended.
18. The Applicant shall comply with the requirements of the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 *et seq.*, as amended.
19. The Applicant shall comply with the requirements of the Endangered Species Act of 1973, 16 U.S.C. § 1531 *et seq.*, as amended.
20. The Applicant shall comply with the requirements of the National Historic Preservation Act, 16 U.S.C. §§ 470 *et seq.*, as amended, and its applicable Federal Regulations found at 36 CFR Part 800 and 44 CFR Part 208.
21. The Applicant shall comply with the requirements of FEMA's disaster assistance regulations found at 44 CFR Part 206. The Applicant agrees to obtain or maintain the insurance FEMA requires as a condition of their funding. Insurance requirements will be specified within the project Subgrant Application.
22. The Applicant shall comply with those provisions of the Hatch Act, 5 U.S.C. § 7324 *et seq.*, as amended, which limits the political activities of public employees.

### TERMS AND CONDITIONS

23. The Applicant shall comply with the Commonwealth's Standard Contract Terms and Conditions, which are attached as **Attachment B** and incorporated as part of this Agreement.

24. The Applicant shall use the Public Assistance funds granted through this Agreement solely for the purposes for which the funds are approved and provided by the federal government and the Commonwealth.
25. The Applicant shall hold the Commonwealth harmless from any and all claims, demands, lawsuits or other causes of action based upon or arising out of any activities performed by its employees, agents, representatives or independent contractors and subcontractors that involve Public Assistance projects and work-related activities that are funded either directly or indirectly by the Commonwealth.
26. The Applicant shall establish internal personnel safeguards which will prohibit employees from using their positions for a purpose that creates, or gives the appearance of creating, a desire for private gain for themselves or for others, particularly those persons who have a family, business, or other tie to the employee.
27. The Applicant shall comply with all applicable building codes and other standards adopted prior to the disaster declaration in completing all eligible projects that involve the repair or replacement of public facilities.
28. The Applicant shall not enter into any cost plus-percentage-of-cost contracts for the completion of any disaster restoration or repair work projects.
29. The Applicant shall not enter into any contract for which payment to the contractor is contingent upon receipt of federal or state funds.
30. The Applicant shall not enter into any contract with any party that has been debarred or suspended from either contracting with or participating in any federal or Commonwealth assistance programs.
31. The Subrecipient shall comply with the **Federal Funding Accountability and Transparency Act**, attached as **Attachment C**; the **Assurances - Non-Construction Programs** requirements, attached as **Attachment D**; and the **Assurances - Construction Programs** requirements, attached as **Attachment E**. These three attachments shall be completed by the Applicant prior to the execution of this Agreement and are incorporated as part of this Agreement.
32. Other than the provisions provided in paragraphs 2 through 4, this Agreement shall not be modified, amended, altered, or changed except by written amendment executed by the parties.

#### **AUDITS**

33. The Applicant agrees to comply with the audit requirements as set forth in the **Subrecipient Single Audit Clause**, attached as **Attachment F** and incorporated as part of this Agreement.

34. The Applicant shall provide federal and state agencies, as designated by the Governor's Authorized Representative, access to, and the right to examine, all records and documents that are related to this Public Assistance Grant.
35. The Applicant shall submit all periodic program and financial reports that are required by the Commonwealth to the appropriate Commonwealth agency.
36. The Applicant shall retain all cost-supporting records and documentation for a period of seven years from the date that it receives its final Public Assistance payment from the Commonwealth or the final audit of its financial records is completed, whichever is later.

### **TERMINATION**

37. This Agreement may be terminated in whole, or in part, at any time before the term and performance period of this Agreement is completed:
  - a. Whenever it is determined that the terms and conditions of the Agreement have not been met. Prompt notification in writing of the termination, with effective date, will be made by PEMA. Payment or recoveries by PEMA shall be in accordance with the legal rights and obligations of the parties.
  - b. In the event that anticipated Federal funds are not obtained or continued at a sufficient level.
  - c. At the discretion of PEMA upon written notification to the Applicant with effective termination date. Payments or recoveries by PEMA shall be in accordance with the legal rights and obligations of the parties.
38. At any time, PEMA reserves the right to offset, withhold, deobligate, or recoup grant funds or payments for grant expenditures if PEMA determines that there has been a violation of this Agreement by the Applicant or if PEMA determines that the Applicant's expenditures are or were not eligible, proper, or allowable.

### **AUTHORITY TO EXECUTE AGREEMENT**

39. This Agreement may be executed in counterparts. Each individual executing this Agreement on behalf of the Applicant represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the Applicant.

### **EFFECTIVE DATE**

40. The term of this Agreement shall not commence until it is fully executed by all parties; until that date, this Agreement is not binding upon the parties in any way.

**[SIGNATURE PAGE IMMEDIATELY FOLLOWS]**



## RESOLUTION

BE IT RESOLVED, by authority of the **Board of Commissioners of Springfield Township of the Township of Springfield, Montgomery County, Pennsylvania** , and it is hereby resolved by authority of the same, that **Baird M. Standish** , who is the **President** of the above named body is authorized and directed to sign any and all contracts, agreements, grants and/or licenses (hereinafter collectively referred to as contract(s)) with the Pennsylvania Department of Education (Department); and

BE IT FURTHER RESOLVED, that the body consents to the use of electronic signatures by the above named individual and that no handwritten signature from the above named individual shall be required in order for any contract with the Department to be legally enforceable and that by affixing his/her electronic signature to an electronic file of the contract via the Department's e-grants system, the above designated authorized individual shall have effectively executed and delivered the contract, binding the **Board of Commissioners of Springfield Township** to comply with the terms of said contract; and

BE IT FURTHER RESOLVED, that no writing shall be required in order to make the contract valid and legally binding, provided that the Department and all other necessary Commonwealth approvers affix their signatures electronically and an electronically-printed copy of the Contract is e-mailed or is otherwise made available to the body by electronic means; and

BE IT FURTHER RESOLVED, that the body will not contest the due authorization, execution, delivery, validity or enforceability of the electronic Contract under the provisions of a statute of frauds or any other applicable law. The Contract, if introduced as evidence on paper in any judicial, arbitration, mediation, or administrative proceedings, will be admissible as between the parties to the same extent and under the same conditions as other business records originated and maintained in documentary form and the admissibility thereof shall not be contested under either the business records exception to the hearsay rule or the best evidence rule; and

BE IT FURTHER RESOLVED, that the body will notify the Department's Bureau of Management Services promptly in the event that the above named individual is no longer authorized to execute agreements on behalf of the body electronically and that the Department shall be entitled to rely upon the above named officer's authority to execute agreements electronically on behalf of the body until such notice is received by the Department's Office of Chief Counsel.

ATTEST

*(individual receiving signatory authority may not attest on behalf of himself/herself)*

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Signature

**Eddie T. Graham**  
**Vice-President/Chair**

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Signature

**A. Michael Taylor**  
**Secretary**

**TO BE EXECUTED BY SECRETARY OF THE GOVERNING BODY:**

I, **A. Michael Taylor**, Secretary, of **Board of Commissioners of Springfield Township**, do certify that the foregoing is a true and correct copy of the Resolution adopted at a regular meeting of the **Board of Commissioners of Springfield Township**, held the **10th** day of **November**, **2021**.

Dated: **11/10/2021**

\_\_\_\_\_  
Signature (Secretary)

**A. Michael Taylor**

**TO BE EXECUTED BY AUTHORIZED SIGNATORY:**

As the person authorized to sign on behalf of the above named body, I agree that I shall not provide any other person with my e-grants password or otherwise authorize any other individual to affix my electronic signature to any agreement with the Department.

Dated: **11/10/2021**

\_\_\_\_\_  
Signature (authorized signatory)

**Baird M. Standish, President**

**RECYCLING REPORT  
STATISTICAL DATA  
FOR THE MONTH OF OCTOBER 2021**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2021 BUDGET</u>
<b>Materials Collected (tons)</b>			
Single Stream Recyclables	186.10	1,859.56	2,277.4
<b>Householder Participation</b>			
No. of Curb Stops	17,954	228,911	296,539
Percent of Total (7,200)	62.3	73.9	79.0
Avg. Lbs. per Curb Stop	20.7	16.3	15.4
<b>Sales Value of Recyclables (net)</b>			
Single Stream Recyclables +\$11.93**	2,220.17	(55,678.33)	(230,085.72)
<b>Disposal Savings/Cost Avoidance</b>			
Covanta Tipping Fee @ \$60.81	11,316.74	113,079.84	138,488.69
<b>State Performance Grant</b>			
Prorated Annual Award	2,036.38	20,363.81	24,436.57
<b>Grand Total Sales/Savings</b>	<b>15,573.29</b>	<b>77,765.32</b>	<b>67,160.46</b>
<b>Cost of Collection (prorated)</b>			
Labor and Overhead	(24,355.83)	(246,355.83)	(295,627.00)
Equipment Cost	(3,892.08)	(38,920.83)	(46,705.00)
General Expense/Recycling Center	(83.33)	(833.33)	(1,000.00)
Total Cost	(28,331.24)	(286,109.99)	(343,332.00)
<b>Net Income and Saving</b>	<b>(12,757.95)</b>	<b>(208,344.67)</b>	<b>(410,492.46)</b>

\*\* Disposal rate adjusts monthly based upon market conditions



## **Springfield Township Zoning Hearing Board Notice**

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Zoning Ordinance of Springfield Township. This meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

**Monday, November 22, 2021** at 7:00 p.m. at which time a public meeting will commence on the following application:

**Case #21-24:** This is the application of **Oreland PA Congregation of Jehovah's Witness**, owner of the property located at 432 Oreland Mill Road, Oreland, PA, 19075, also known as Parcel #5200-1268-2001. The Congregation has requested a dimensional variance from Section 114-74.1 of the Springfield Township Zoning Ordinance. The applicant seeks approval to construct a handicap accessible ramp to allow access to the front entry door that will encroach 2.5 feet into the required 30 foot front yard setback area. The property is zoned within the C Residential District of Ward #3 of Springfield Township.

**Case #21-25:** This is the application of **Christine Morrison**, owner of the property located at 406 Poplar Road, Flourtown, PA, 19031, also known as Parcel #5200-1475-5007. Ms. Morrison has requested a use variance from Section 114-139.2 of the Springfield Township Zoning Ordinance. The applicant seeks approval to operate a daycare for dogs as an accessory use to the single family dwelling. Relief is needed from the limiting conditions of a No Impact Home Based Business, as defined by the Zoning Ordinance. The property is zoned within the A Residential District of Ward #6 of Springfield Township.

Copies of the application packets are available for review in the Community Development Office during normal business hours, located at 1510 Paper Mill Road, Wyndmoor, PA 19038 or on our website at [springfieldmontco.org](http://springfieldmontco.org). Any question you may have can be addressed by contacting Mr. Penecale at 215-836-7600, ext. 1114.

By Order of the Springfield Township  
Zoning Hearing Board  
Mark A. Penecale  
Director of Planning & Zoning

TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY  
1510 PAPER MILL ROAD  
WYNDMOOR, PA 19038

NO. 21-25

DATE: 10/28/2021

PETITION

**SPRINGFIELD TOWNSHIP ZONING HEARING BOARD**

We Ms. Christine Morrison  
(Name of Applicant)

Of (Address) 406 Poplar Road, Flourtown, PA 19031

(Telephone No.) 215-760-1757

do hereby make application before the Springfield Township Zoning Hearing Board to request:

       An **appeal** from the decision of the Zoning/Building Official.

       A **special exception** as provided for in Article       , Section       ,  
Subsection       , of the Springfield Township Zoning Code.

  X   A **variance** from the requirements set forth in Article 114, Section 139,  
Subsection   2  , of the Springfield Township Zoning Code.

       Other (please specify)       

The property concerned is located at 406 Poplar Road, Flourtown, PA 19031

Petitioner's Interest in the property is Property Owner

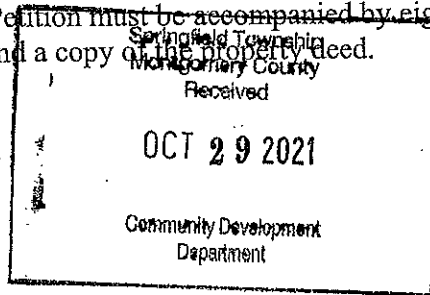
Present use of property Single Family Dwelling

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

The applicant seeks approval to operate a daycare for dogs from the property as a home based business. The practice of watching dogs from this site is now in it's 5th year. I am a retired veterinary tech with over 27 years of experiance. The prupose of the daycare is to provide small group enviroment that is relationship based. I operate this the same as I would a daycare for children. This home based daycare allows me to remain home to care for my three children, maintain my home and provide a service not offered by other daycares for pets.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 233  
\$500.00



Applicant's Signature

*Christina*  
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

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By Order of the Zoning Hearing Board

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~~A~~ No Impact Home based Business: Section 114-21 A-Residential District

A business or commercial activity administered or conducted in a residential dwelling as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises in excess of those normally associated with residential use. The business or commercial activity must satisfy the requirements of § 114-139.2 (No-impact home-based businesses).<sup>[7]</sup>

[Added 7-9-2003 by Ord. No. 857; amended 10-10-2018 by Ord. No. 956]

Professional Home Office

A.

A lawful occupation or profession conducted within a dwelling and carried on by the occupants thereof, having not more than two nonoccupant persons as employees, where no more than one client may be on-site at any one time. A professional home office use shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change the character thereof, or involve any vehicular or pedestrian pickup, delivery or removal functions to or from the premises in excess of those normally associated with such residential use. There shall be no display, no stock in trade and no outside storage of equipment upon the premises.

Professional home offices shall not include the retail sales of any items, barber shops, beauty shops, funeral homes, or any activity involving the repair, servicing, or cleaning of any motorized vehicles or equipment.

B.

Examples of permitted professional home offices include: accountants, architects, artists, authors, attorneys, clergy, dentists, doctors, engineers, musicians, optometrists, realtors, teachers/tutors and other similar professions.

Section 114-51: Permitted Use within the A-Residential District.

## **Section 114-139.2**

**A**

*No-impact home-based businesses, as defined in § 114-21 of this chapter, shall be permitted in all zoning districts which permit residential uses. The no-impact home-based business or commercial activity shall satisfy the following requirements:*

- A. Business activity. The business activity shall be compatible with the residential use of the property and surrounding residential uses.*
- B. Workers. The business shall employ no employees other than family members residing in the dwelling.*
- C. Building appearance and storage. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.*
- D. Building appearance and signs. There shall be no outside appearance of a business use, including but not limited to parking, signs or lights.*
- E. Nuisance prohibited. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.*
- F. Waste. The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.*
- G. Location and size. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.*
- H. Prohibited uses. The business may not involve any illegal activity.*

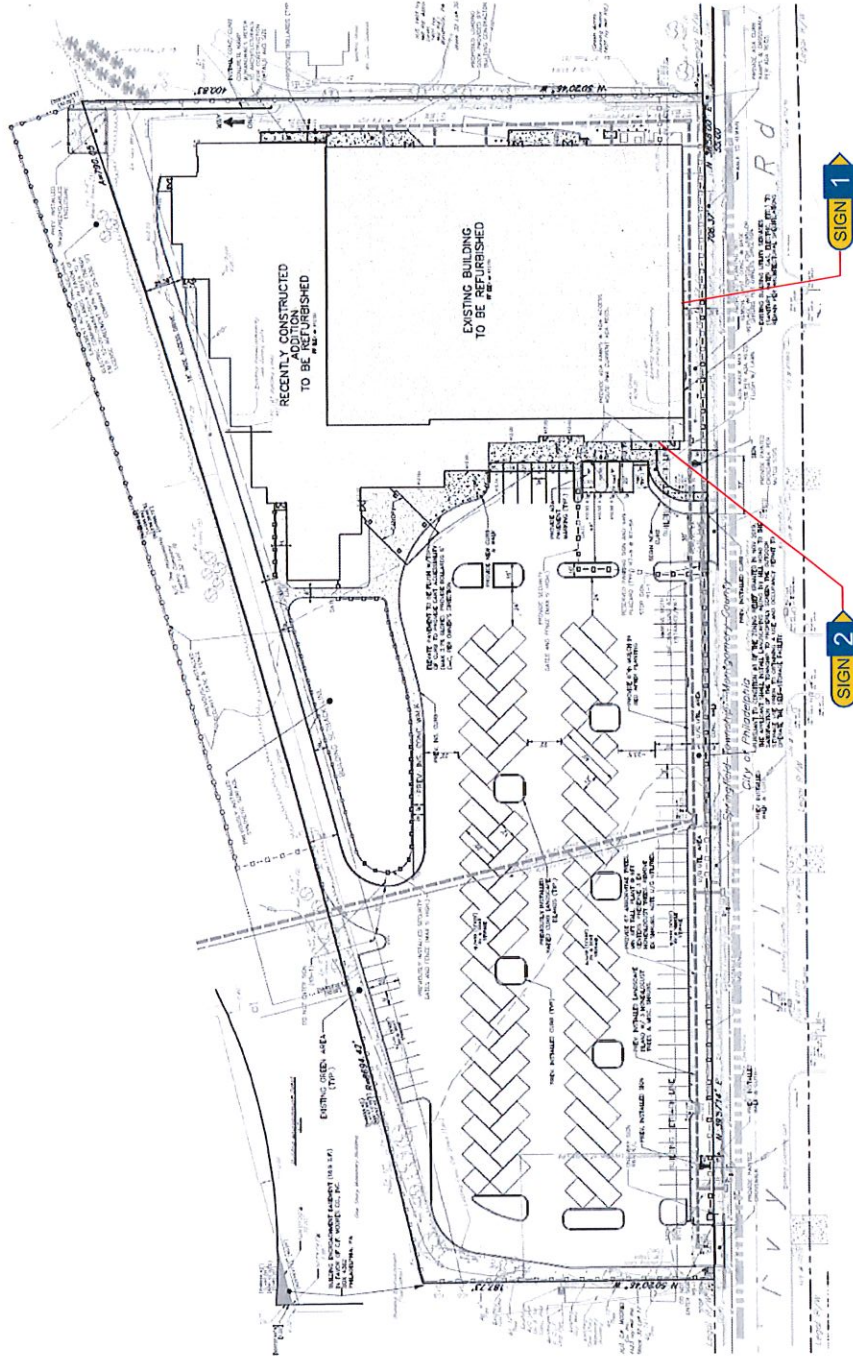
*[1]Editor's Note: Former § 114-139.2, Communications antennas, added 5-13-1998 by Ord. No. 829, as amended, was repealed 12-14-2016 by Ord. No. 947. See now Art. XIVA, Wireless Communications Facilities.*



**SIGN CODE & AERIAL VIEW**

**SIGN CODE:**

Jurisdiction: Springfield (Montgomery) Township Zone: I Industrial  
Code: wall signs - Primary Facia: 40 sf/face. Secondary Facia, NTE 0.75sf/LF of bldg front on add'l street side.  
Secondary NTE 50% of area permitted for primary sign, except area of secondary sign may be increased by amt that area of primary sign is decreased, but not more than area permitted for primary sign. See Note 1 for details.;  
freestanding signs -



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10500 Windfern Road  
Suite 100  
Houston, TX 77064  
832.960.7277

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**REFERENCE NUMBER**

**HUD1358-LS 8453**

Client:	Life Storage
Location:	Springfield, PA
Site No.:	8453
Acct. Rep.:	-
Proj. Mgr.:	-
Drawn By:	DOJ
Date:	08.10.2021
File Name:	HUD1358-LS Springfield PA-R3
Rev. -R1:	08.23.2021
Rev. -R2:	10.19.2021
Rev. -R3:	11.01.2021
Notes:	

PAGE

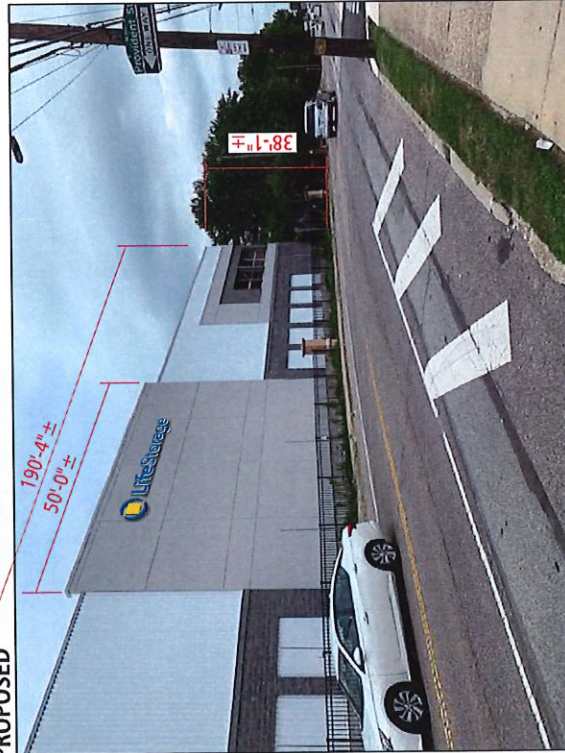
**2 of 8**

**ELEVATIONS**

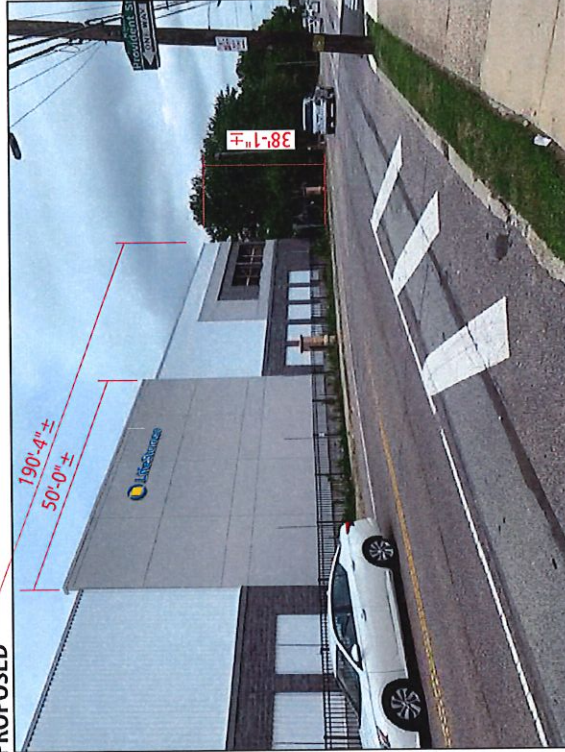
**EXISTING**



**PROPOSED VARIANCE PROPOSAL**



**PROPOSED CODE COMPLIANT COMPARISON**



**SIGN 1 OPTION 'A'**

**SCOPE OF WORK:**

**INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.**

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
	81.25	40.00

**SIGN 1 OPTION 'B'**

**SCOPE OF WORK:**

**INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.**

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
	39.98	40.00

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REFERENCE NUMBER

**HUD1358-LS 8453**

Client:	Life Storage
Location:	Springfield, PA
Site No.:	8453
Acct. Rep.:	-
Proj. Mgr.:	-
Drawn By:	DOJ
Date:	08.10.2021
File Name:	HUD1358-LS Springfield PA-R3
Rev. -R1:	08.23.2021
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Notes:	

PAGE

**3 of 8**



**ELEVATIONS**

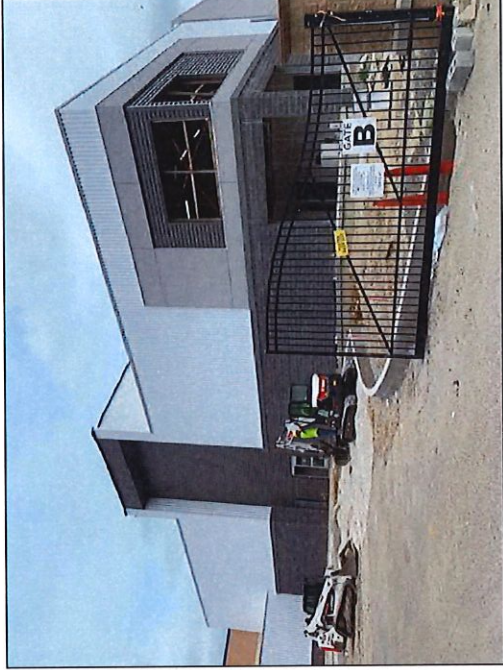


**SCOPE OF WORK:**

**INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.**

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
	19.91	20.00

**EXISTING**



**PROPOSED**



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REFERENCE NUMBER

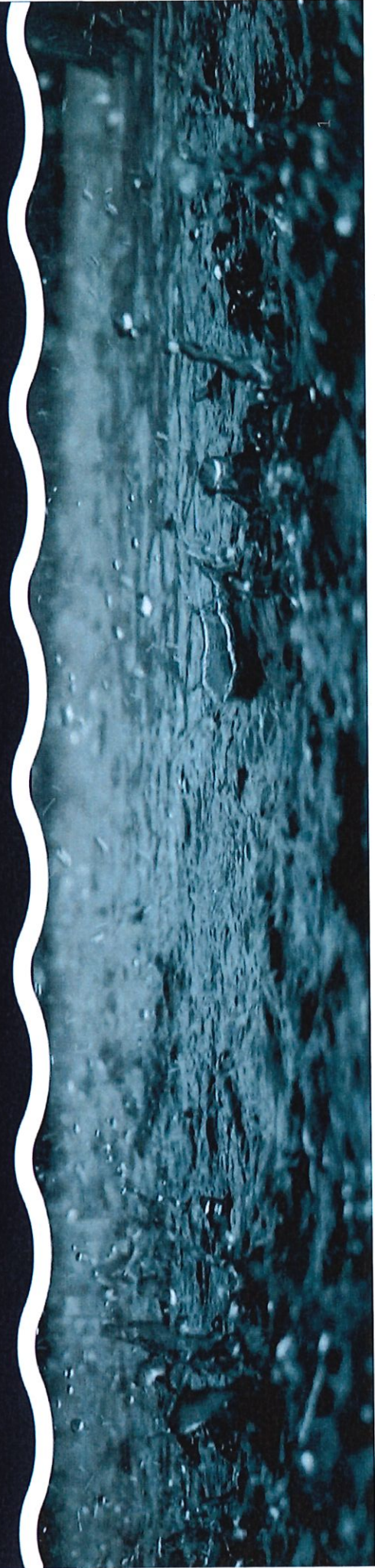
**HUD1358-LS 8453**

Client: Life Storage  
Location: Springfield, PA  
Site No.: 8453  
Acct. Rep: -  
Proj. Migr: -  
Drawn By: DOL  
Date: 08.10.2021  
File Name: HUD1358-LS Springfield PA-R3  
Rev. -R1 08.23.2021  
Rev. -R2 10.19.2021  
Rev. -R3 11.01.2021  
Notes:



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA

# Tropical Storm Ida Response: Proposed Stormwater Improvements



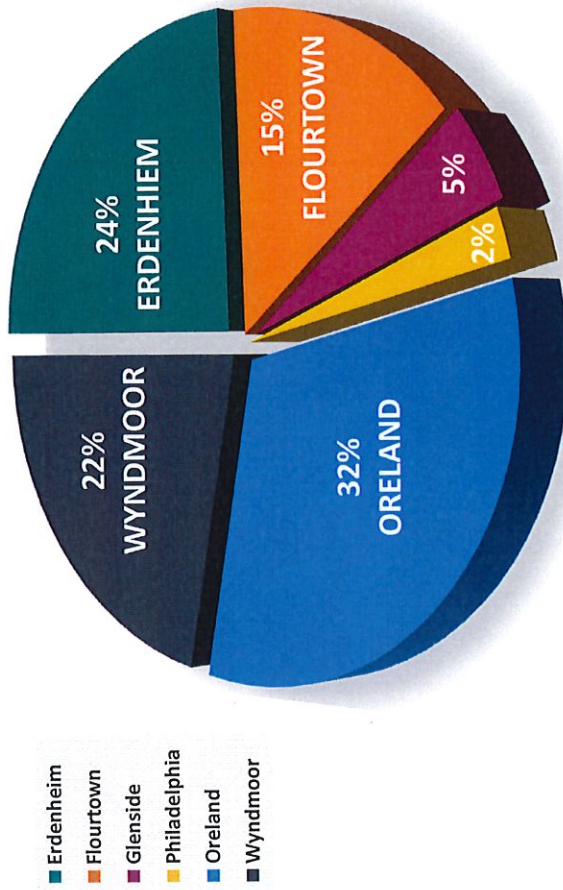
# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA

## Responding to Tropical Storm Ida

Figure 1: Reported Property Damage in Springfield Twp.



Tropical Storm Ida hit our region on Sept. 1, 2021, causing numerous instances of property damage due to flooding.

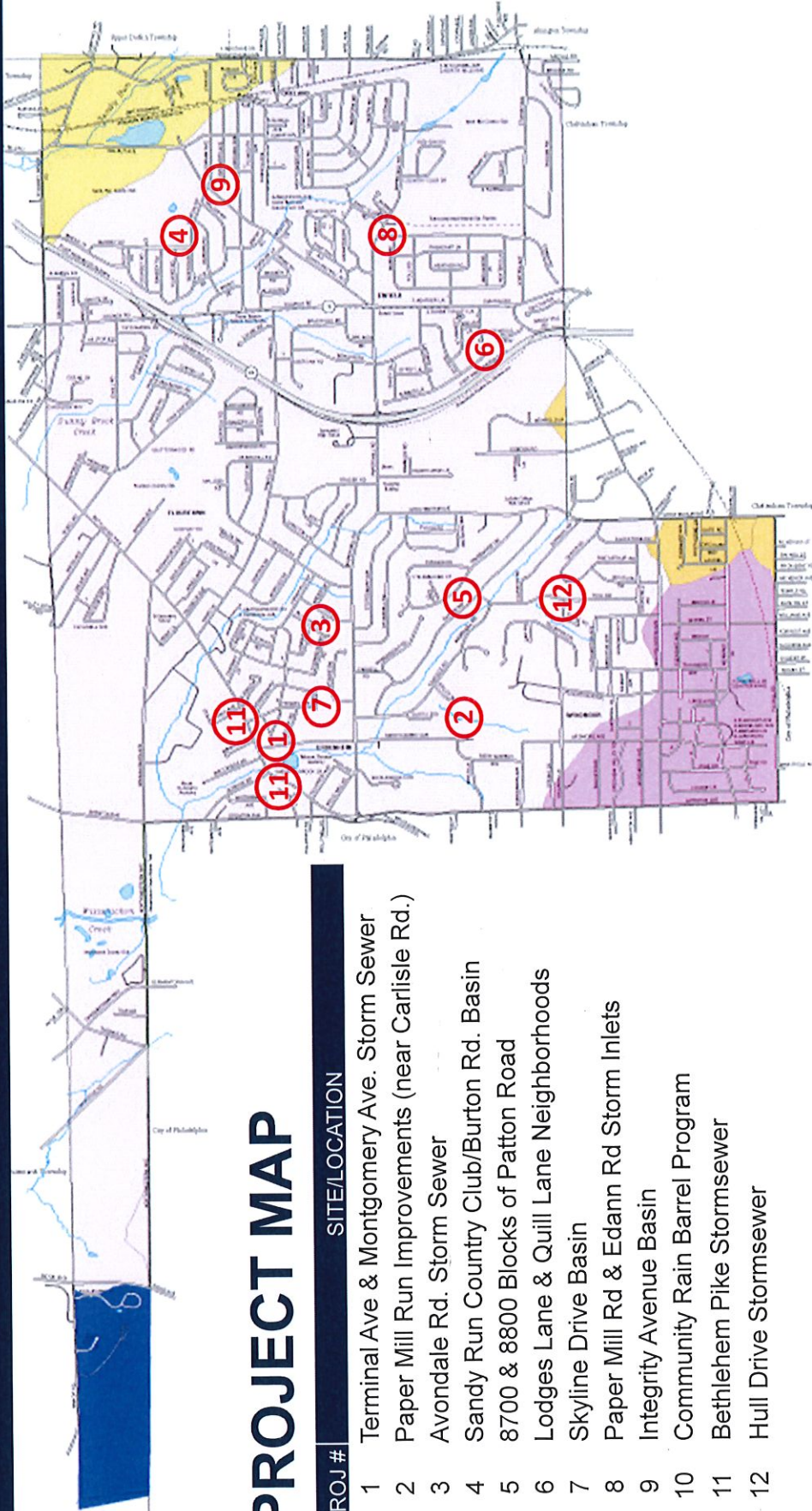
A total of **41 Damage Assessment Reports** were filed with the Township's Emergency Operations Center (EOC)(see Figure 1).

Based on these reports and the severity of historical flooding recorded by the Township, staff have developed **12 Proposed Projects** to improve Stormwater Management.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT MAP

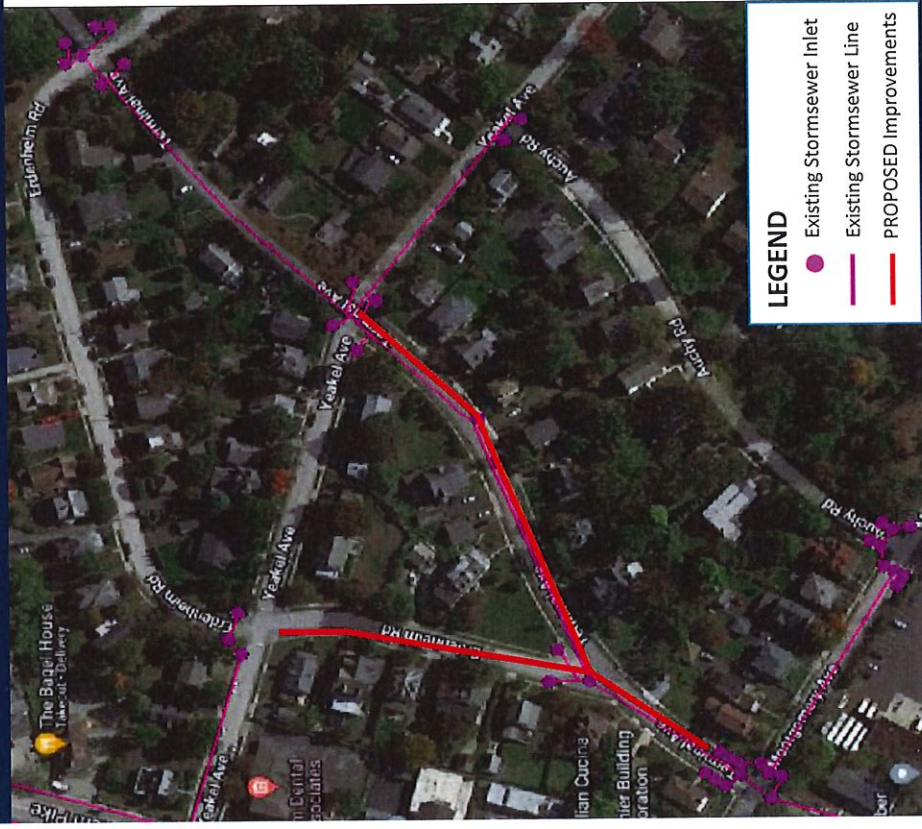
### PROJ # SITE/LOCATION

- 1 Terminal Ave & Montgomery Ave. Storm Sewer
- 2 Paper Mill Run Improvements (near Carlisle Rd.)
- 3 Avondale Rd. Storm Sewer
- 4 Sandy Run Country Club/Burton Rd. Basin
- 5 8700 & 8800 Blocks of Patton Road
- 6 Lodges Lane & Quill Lane Neighborhoods
- 7 Skyline Drive Basin
- 8 Paper Mill Rd & Edann Rd Storm Inlets
- 9 Integrity Avenue Basin
- 10 Community Rain Barrel Program
- 11 Bethlehem Pike Stormsewer
- 12 Hull Drive Stormsewer

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 1: Montgomery / Terminal Ave. Storm Sewer

ACTION TYPE: IMPROVEMENT / EXPANSION

### DESCRIPTION:

Extending the stormsewer from Montgomery & Terminal Aves along the length of Terminal Ave & to Erdenheim Rd.

### BENEFITS:

This project seeks to reduce flooding at Bethlehem Pk. & Montgomery Ave affecting the Brookside Neighborhood.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 2: Paper Mill Run - East (near Carlisle Road)

### ACTION TYPE: IMPROVEMENT

### DESCRIPTION:

Streambank stabilization and construction of check dams and/or detention basins.

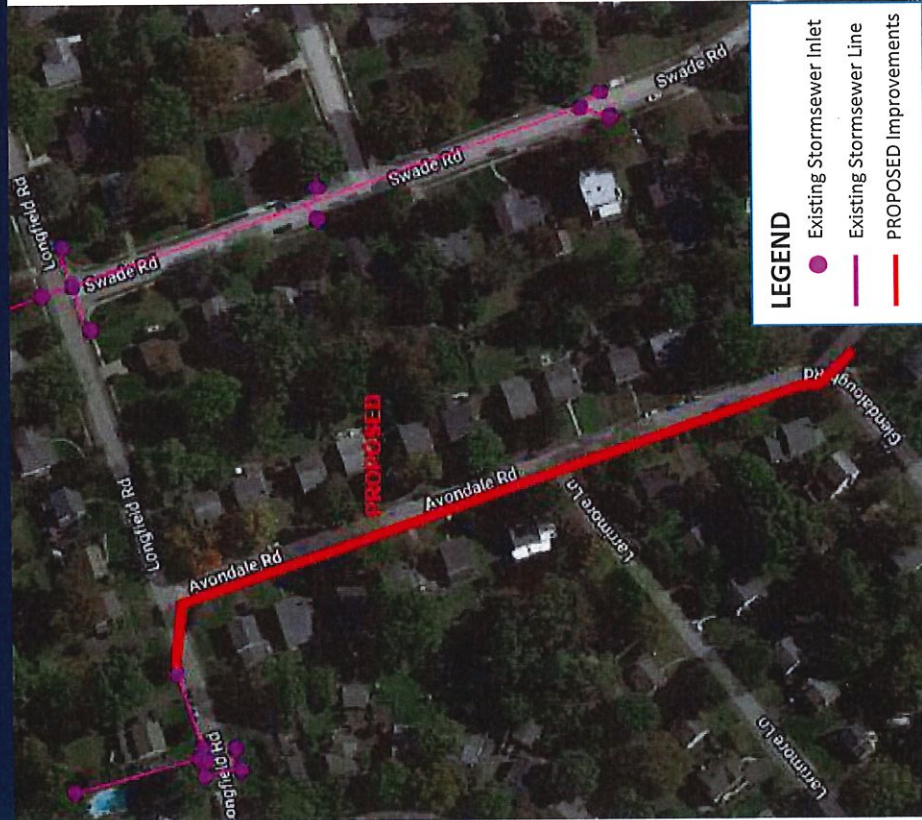
### BENEFITS:

This project seeks to mitigate streambank erosion and reduce flooding on Carlisle Rd and areas downstream near Paper Mill Run (Montgomery Ave & Brookside Rd).

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 3: Avondale Road Storm Sewer

ACTION TYPE: IMPROVEMENT / EXPANSION

### DESCRIPTION:

Construct new stormsewer and inlets along the length of Avondale Ave. from Longfield Rd. to Glendalough Rd.

### BENEFITS:

This project seeks to eliminate surface runoff on Avondale Rd. and flooding within the 300 Block of Longfield Rd.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA

## PROJECT 4: Sandy Run CC Basin / Burton Road

ACTION TYPE: IMPROVEMENT / EXPANSION

DESCRIPTION:

Enhance the capacity of an existing stormwater detention basin and improve connectivity between the basin and existing storm sewer on Burton Rd.

BENEFITS:

This project seeks to reduce private and public property flooding stemming within the 400 Block of Burton Rd., & downstream neighborhoods.

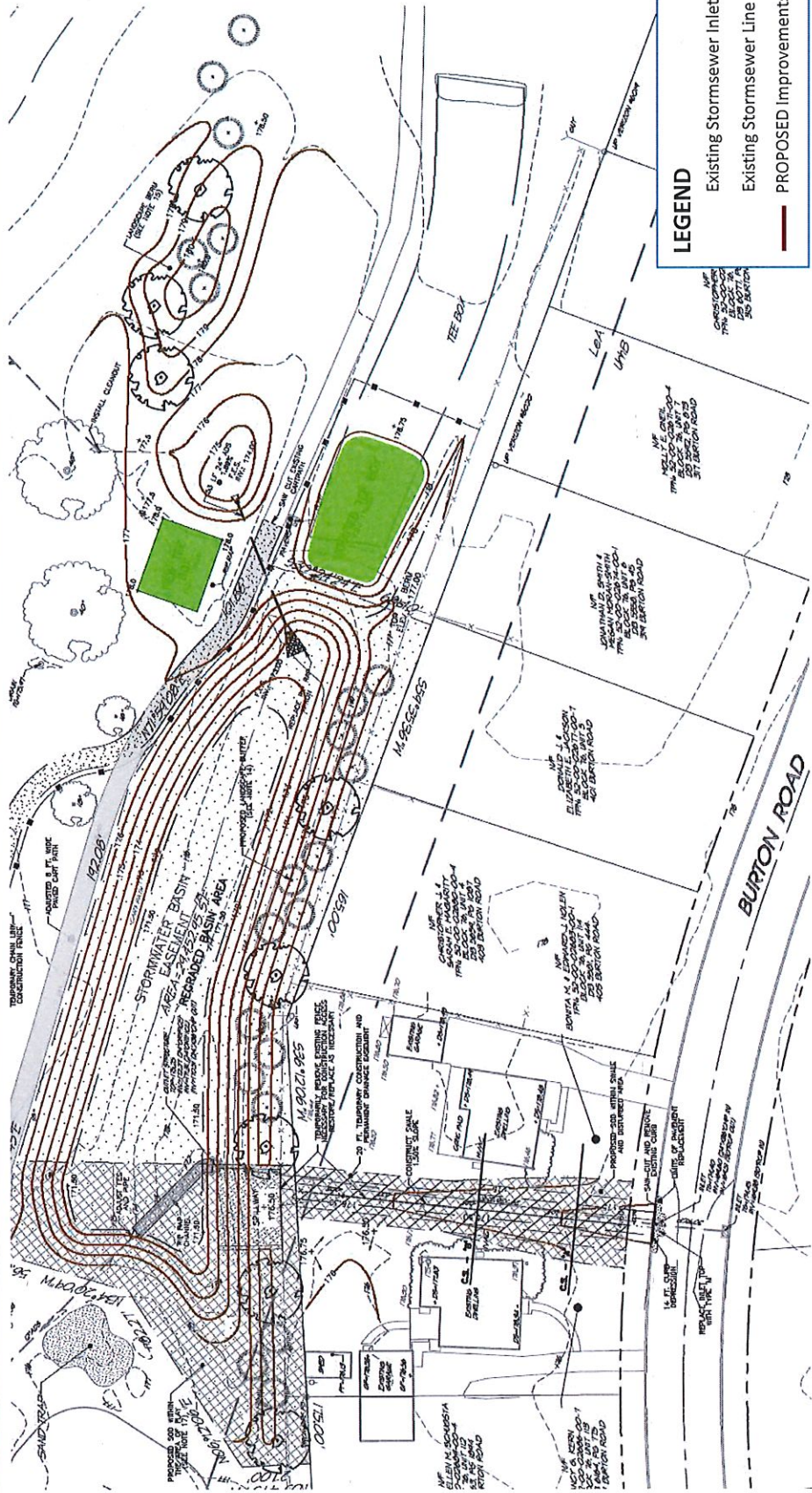




# Proposed Stormwater Improvements



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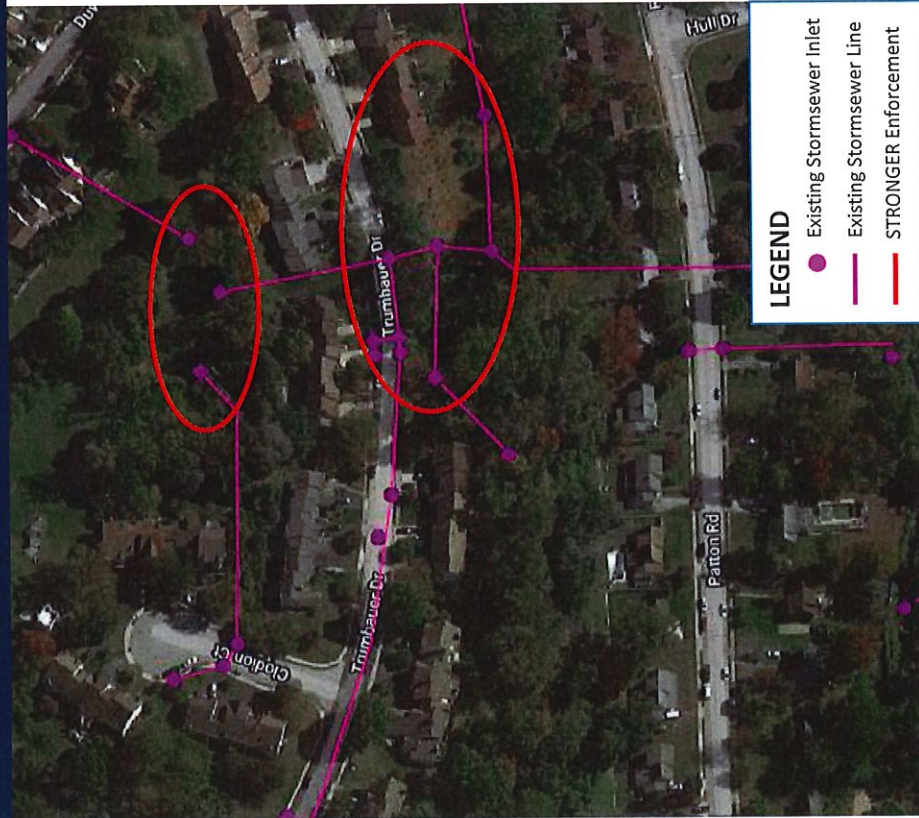
**LEGEND**

- Existing Stormwater Inlet
- Existing Stormwater Line
- PROPOSED Improvements

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 5: 8700 & 8800 Blocks of Patton Road

ACTION TYPE: Enforcement

DESCRIPTION:

Enact stronger measures of enforcement to ensure proper maintenance and effectiveness of private stormwater management systems along Trumbauer Dr.

BENEFITS:

This project seeks to reduce flooding on 8700 & 8800 Blocks of Patton Rd.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 6: Lodges & Quill Lane Neighborhoods

ACTION TYPE: Enforcement

### DESCRIPTION:

Enact stronger measures of enforcement to ensure proper maintenance and effectiveness of private stormwater management systems on Shepard's Way. Consider feasibility of additional stormwater detention on west side of SR 309.

### BENEFITS:

This project seeks to reduce flooding on Summit Ln., Summit Valley Ln., Valley Ln., Lodges Ln., & Quill Ln.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 7: Skyline Drive Basin

ACTION TYPE: IMPROVEMENT / EXPANSION

DESCRIPTION:

Retrofit the existing basin to facilitate greater stormwater retention and naturalize area to enhance water quality.

BENEFITS:

This project seeks to reduce the burden on the stormwater in lower Erdenheim and allow for increased collection capacity in downstream neighborhoods.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA

## NATURALIZING STORMWATER BASINS

### CONVENTIONAL BASIN...

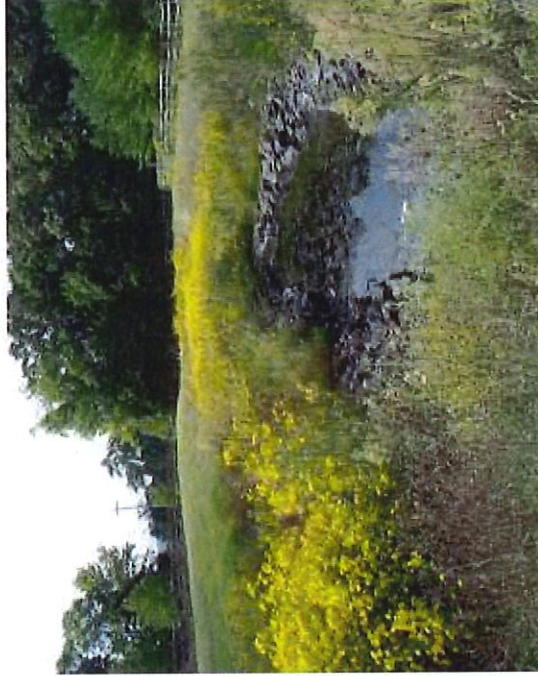
Conventional basins provide little habitat or water quality treatment and cost a lot to maintain.



*Conventional stormwater basins help control flooding during large storms, but often do little else to reduce the harmful effects of stormwater.*

### A NATURAL IMPROVEMENT ...

Naturalized basins can be attractive landscape features, while providing habitat and water.



*Naturalization projects offer the opportunity to upgrade conventional systems to provide water quality treatment and habitat benefits.*

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 8: Paper Mill & Edann Roads Inlets

ACTION TYPE: IMPROVEMENT / EXPANSION

### DESCRIPTION:

Retrofit the existing inlets to increase stormwater capture rate and possibly expand system further along Paper Mill and Edann Rds.

### BENEFITS:

This project seeks to reduce flooding in the 500 Block of Paper Mill Rd. and 1200 Block of St. Clair Rd.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 9: 300 Block of Integrity Avenue

ACTION TYPE: IMPROVEMENT / EXPANSION

DESCRIPTION:

Land acquisition and construction of a naturalized stormwater retention basin.

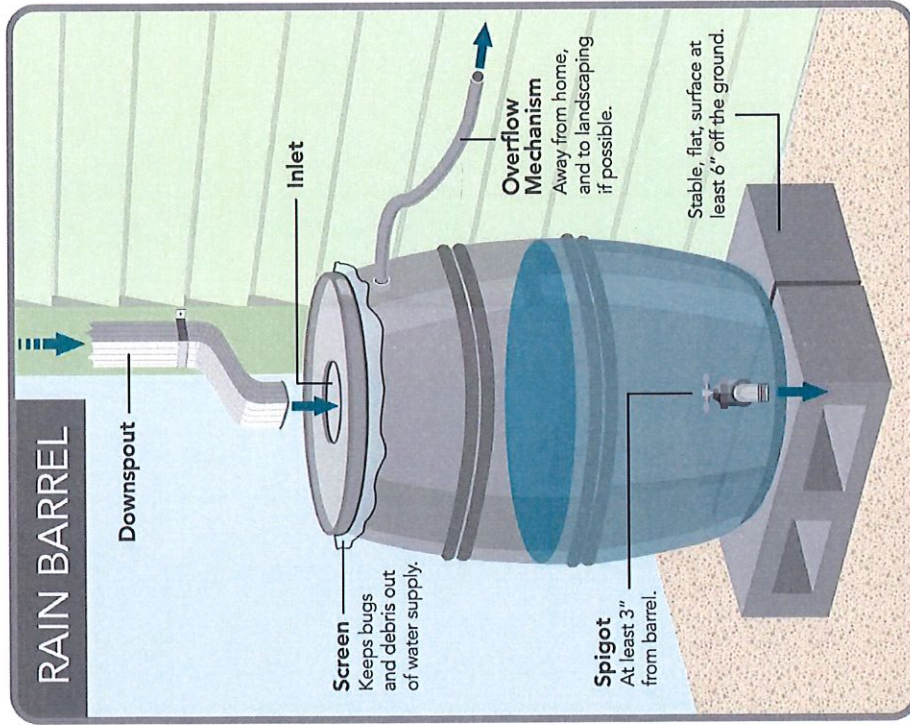
BENEFITS:

This project seeks to reduce flooding in the 300 Block of Integrity Ave., the 300 Block of Oreland Mill Rd. and in the rear yards of the 300 Block of Lorraine Ave.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 10: Community Rain Barrel Program

ACTION TYPE: OTHER

### DESCRIPTION:

Offer a FREE Rain Barrel to Township households to promote water conservation and reduce demand on the municipal stormwater system.

### BENEFITS:

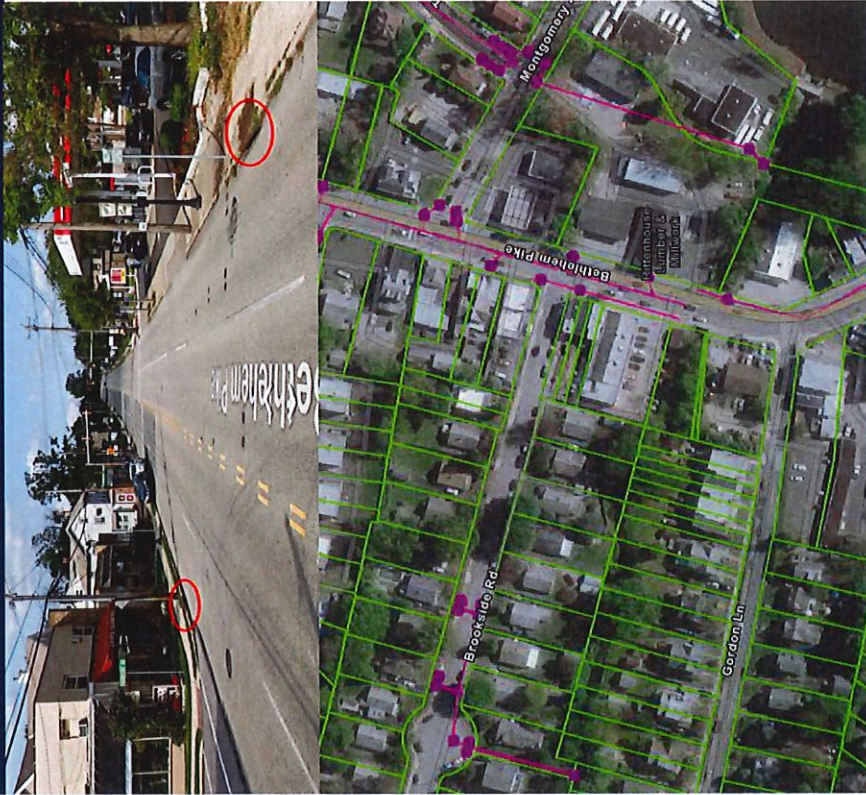
Community-wide. Coordination with the EAC for workshops on installation & maintenance recommended.



# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA



## PROJECT 11: Bethlehem Pike Stormsewer

ACTION TYPE: IMPROVEMENT / EXPANSION

### DESCRIPTION:

Petition PennDOT to upgrade from curb to grate stormsewer inlets and install larger capacity system.

### BENEFITS:

This project seeks to reduce flooding at the intersection of Beth. Pk. and Montgomery Ave., the Brookside Neighborhood, and improve Glenn Circle drainage.



# Proposed Stormwater Improvements



## PROJECT 12: Hull Drive Stormsewer

### ACTION TYPE: IMPROVEMENT

### DESCRIPTION:

Construct a new segment of storm sewer line along the 8300 & 8400 Blocks of Hull Dr. to increase capacity and reduce demand on other parts of the system.

### BENEFITS:

This project seeks to reduce flooding along the 8300 & 8400 Blocks of Hull Dr., the 8300 Block of MacArthur Rd.

# Proposed Stormwater Improvements



Springfield Township  
MONTGOMERY COUNTY PENNSYLVANIA

## SUMMARY / RECAP

PROJ #	SITE/LOCATION	BENEFITS
1	Terminal Ave & Montgomery Ave. Storm Sewer	Brookside Rd neighborhood
2	Paper Mill Run Improvements (near Carlisle Rd.)	Carlisle Rd, Montgomery Ave
3	Avondale Rd. Storm Sewer	Avondale Rd & 300 block of Longfield Rd
4	Sandy Run Country Club/Burton Rd. Basin	400 block of Burton Rd & downstream
5	8700 & 8800 Blocks of Patton Road	8700 & 8800 Blocks of Patton Rd
6	Lodges Lane & Quill Lane Neighborhoods	Lodges/Quill Ln neighborhoods
7	Skyline Drive Basin	Southern Erdenheim off Montgomery Ave
8	Paper Mill Rd & Edann Rd Storm Inlets	Paper Mill and St Clair Rd neighborhoods
9	Integrity Avenue Basin	300 blocks of Lorraine, Integrity, Oreland Mill Rd
10	Community Rain Barrel Program	Watershed and water quality benefits
11	Bethlehem Pike Stormsewer	Brookside Rd Neighborhood, Glenn Cr, Beth Pk
12	Hull Drive Stormsewer	8300 Block of Hull Dr