

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
March 1, 2022**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:00 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. Murray, Ms. Blankin, Mr. Sands, Mr. Schaefer, Mr. Quill, Mr. Gutowski, Mr. Devine, Mr. Mascaro and Ms. Helwig. Also in attendance were Commissioner Susanna Ratsavong, Anne Nygard, Community Planners from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the February 15, 2022 meeting were approved as submitted.

Old Business:

There was no old business to discuss.

Commissioner's Report:

Commissioner Ratsavong updated the Planning Commission on the possible formation of an Open Space Committee. The Commissioner did highlight that this idea is under review by several members of the Board of Commissioners and is in the discussion stage only. She stated that no formal decision has been made.

New Business:

The Planning Commission was presented the lot line adjustment plan for the properties located at 811 and 813 Pleasant Avenue, Wyndmoor, PA 19038. This subdivision application was presented by Ms. Bebe Pisani, owner of both parcels and Gary A. Tilford, RPLS, from Charles E. Shoemaker & Associates, Inc. Mr. Tilford explained that the plan calls for the transfer of 736 square feet of ground from 811 Pleasant Avenue to 813 Pleasant Avenue. The section of ground being transferred contains a garage of 421 square feet. Mr. Tilford also stated that the proposed masonry wall of the garage would serve as the property line. In addition he stated that plan would require revisions to the access easement agreement that would supply ingress and egress to the garage. Mr. Tilford informed the Planning Commission that both properties were required to obtain Zoning Hearing Board approval for dimensional variances. Those approvals were obtained on September 27, 2021. Prior to closing his presentation, Mr. Tilford informed the Planning Commission that 811 Pleasant Avenue is zoned within the D-Residential District and 813 Pleasant Avenue is zoned within the B-1 Business District.

Ms. Helwig asked the applicant why this proposal not was addressed by way of an easement. Ms. Helwig pointed out that no Zoning Hearing Board relief would have been required nor would a Subdivision Application have to be submitted.

Mr. Tilford stated that Ms. Pisani's desire was to clean up both properties, since the current conditions with the garage and access to it have been this way since 1953. Mr. Tilford stated that Ms. Pisani wants to own the 736 square feet and not just have access to it.

Ms. Blankin asked for additional information of the current driveway that serves these two properties.

Mr. Tilford stated that the existing easement only covers the first 50' of the driveway coming in from Pleasant Avenue.

Ms. Helwig stated her concerns about the odd shape of the proposed new property line. She stated her concerns that approval of this waiver would set a bad precedent for future applications.

Mr. Schaefer asked about the owner's plans for the properties.

Ms. Pisani stated that she has lived at 813 Pleasant Avenue for the last 35 years and she plans to sell 811 Pleasant Avenue once the ownership issue with the garage and access to it have been corrected.

Mr. Schaefer voiced his concern that the approval of this plan would cause 813 Pleasant Avenue to be a split zoned parcel.

Mr. Quill asked about the increase in the impervious coverage on 811 Pleasant Avenue.

Mr. Tilford stated that the impervious coverage on the property would be increased from 60.6% to 61%. The maximum permitted impervious coverage in the D-Residential District is 50%.

Ms. Blankin stated that she is not in favor of granting the waiver and believes that what is proposed could be achieved by way of an easement. She agrees with Ms. Helwig that the approval of this waiver would set a bad precedent for future applications.

Commissioner Ratsavong stated that the Board of Commissioners had been briefed on this application and at the current time, they appear to be in favor of granting the waiver for the odd shaped lot line.

Mr. Gutowski stated that he sees a very odd proposal that could have been addressed by way of an easement, but, since there is no new development proposed with this plan, does not see a problem with the approval of the waiver.

Mr. Gutowski asked the applicant to install concrete monuments at each off-set of the proposed new property.

Mr. Tilford stated that Mr. Gutowski's request is a requirement of the Subdivision & Land Development Ordinance.

Ms. Helwig asked that a motion be made.

The motion was made to recommend approval of the SD-22-01 and the requested waiver from Section 95-11.D of the Subdivision & Land Development Ordinance.

The vote was taken and the Motion was approved by a vote of 5 to 4.

The meeting was adjourned at 7:55 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning