



**Springfield Township
Planning Commission Meeting
June 20, 2023**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. These meetings are held in-person with a 7:00 PM start time. This meeting is held at Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners must render the final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Schaefer	Blankin	Quill
	Harbison	Mascaro	Helwig

Minutes: Review the minutes from the June 6, 2023, meeting.

Commissioner's Report: Call on Commissioner Standish.

PC1: The Planning Commission will review the request for a waiver from the requirements for Land Development Review and Approval submitted by John F. Murray Funeral Homes for the properties located at 1208 & 1220 Bethlehem Pike, Flourtown, PA 19031, known as parcel #5200-0179-8004 and parcel #5200-0179-5007. The applicant proposes several additions to the Funeral Home that will total 2,263 square feet of first floor space. The proposed addition will include ADA improvements, as well as a two-car attached garage and additional first floor viewing and meeting areas. One of the proposed additions will replace the existing front porch. The applicant proposes a revised layout for the on-site parking lot, totaling 13 parking stalls, an on-site stormwater management system, new fencing, and a property line buffer. This application has received the required variances from the Springfield Township Zoning Hearing Board on April 24, 2023. The properties are zoned within the B-1 Business District of Ward #1 of Springfield Township

Adjourned:

Note: The next scheduled meeting will be held on Tuesday, July 24, 2023. Please note that the meeting scheduled for Tuesday, July 4, 2023, has been cancelled.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Public Notice Planning Commission Meeting Waiver Request

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on Tuesday, June 20, 2023, with a 7:00 P.M. start time to discuss the request for a waiver from the requirements for a Land Development Application and Review submitted by John F. Murray Funeral Home for a proposed additions to 1208 and 1220 Bethlehem Pike, Flourtown, PA 19031.

The Planning Commission will review the request for a waiver from the requirements for Land Development Review and Approval submitted by John F. Murray Funeral Homes for the properties located at 1208 & 1220 Bethlehem Pike, Flourtown, PA 19031, known as parcel #5200-0179-8004 and parcel #5200-0179-5007. The applicant proposes several additions to the Funeral Home that will total 2,263 square feet of first floor space. The proposed addition will include ADA improvements, as well as a two-car attached garage and additional first floor viewing and meeting areas. One of the proposed additions will replace the existing front porch. The applicant proposes a revised layout for the on-site parking lot, totaling 13 parking stalls, an on-site stormwater management system, new fencing, and a property line buffer. This application has received the required variances from the Springfield Township Zoning Hearing Board on April 24, 2023. The properties are zoned within the B-1 Business District of Ward #1 of Springfield Township

A copy of the plans have been posted on Springfield Township's website at www.springfieldmontco.org. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township



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Engineer

April 13, 2023

Dennis and Nikki Murray
John F. Murray Funeral Home
1220 Bethlehem Pike
Flourtown, PA 19031

RE: LAND DEVELOPMENT WAIVER REQUEST

Dear Dennis:

At the April 10, 2023 meeting of the Board of Commissioners of Springfield Township, the Board reviewed your request for a waiver to the formal land development review process in order to permit the construction of two additions to the existing funeral home located at 1220 Bethlehem Pike, Flourtown. Due to the number of zoning variances and other relief that is being requested of the Zoning Hearing Board, the Board did not find it appropriate to render a decision on your request at this time. However, the Board agreed to consider the land development waiver once you have obtained all of the necessary zoning relief that will permit the project to proceed in its current form.

I trust that this letter is self-explanatory, however, please do not hesitate to contact me at 215-836-7600 should you have any questions.

Very truly yours,

Michael Taylor
Township Manager

MT:cmt

Cc: M. A. Penecale



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Engineer

Mr. Daniel Murray
John F. Murray Funeral Home
1220 Bethlehem Pike
Flourtown, PA 19031

April 25, 2023

Re: Zoning Hearing Board Application #23-08 for the property located at 1220 Bethlehem Pike, Flourtown, PA 19031, known as Parcel #5200-0179-8004.

Dear Mr. Murray,

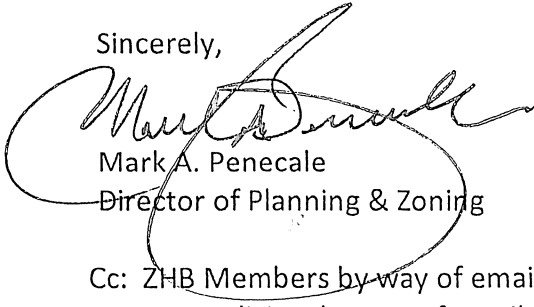
This letter is sent to inform you that on Monday, April 24, 2023, the Springfield Township Zoning Hearing Board approved the variances you requested from Section 114-94. A of the Springfield Township Zoning Ordinance. The approval of this variance will allow for the front yard setback from Bethlehem Pike to be reduced from 20 feet in depth to 17.14 feet and the front yard setback from Jones Avenue from the existing 10.31 feet in depth to 5.15 feet. The Zoning Hearing Board recognized the existing non-conforming features on this site. A variance was also from Section 114-95 of the Springfield Township Zoning Ordinance to eliminate the required landscape buffer between the two parcels that now make up this site. In addition, the approval of your application grants relief for the required street trees along both the frontage of Bethlehem Pike and Jones Avenue. In reviewing this request, the Zoning Hearing Board took into consideration the limited depth of the front yards and the existing retaining walls along both frontages, making the planting of street trees difficult. Furthermore, a variance has been granted from Section 114-134. A.8 of the Springfield Township Zoning Ordinance to reduce the required on-site parking from 67 parking stalls to the proposed 13 parking spaces. The Zoning Hearing Board considered that the current on-site parking would be expanded, and the six-foot-high solid fencing and landscaping proposed to be installed along the rear and side property lines would address the concerns of the adjoining neighbors. The application was approved with the following condition.

1. The applicant is required to maintain the shared parking agreement for overflow parking with Saint Genevieve Parish & School located at 1225 Bethlehem Pike, Flourtown, PA 19031.
2. The applicant is required to install the appropriate signage to make the driveway on Jones Avenue one-way into the property.

The approval of this application was based on the testimony and exhibits entered into the record for this application. Providing the additional new parking lot is built in accordance with the testimony and exhibits entered into evidence, the Zoning Hearing Board is confident that the applicant will be able to address the concerns of the neighbors related to on-site parking, ingress and egress from the site, on-site stormwater management and the plantings within the required landscaped buffers along the perimeter of the site. The approval of this application was unanimous.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a circular stamp or seal. The signature is fluid and cursive.

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

CONCEPT DATA

BOUNDARY AND SITE SURVEY PERFORMED BY BLUE MARSH ASSOCIATES, INC. DATED 05-13-2020

PARCEL DATA: BLOCK #45, UNIT #10, #52-00-01798-004 (PREMESIS "A") / APN #52-00-01801-001 (PREMESIS "B")

1200 BETHLEHEM PIKE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ZONED: B-1 BUSINESS DISTRICT

EXISTING / PROPOSED USE:
1. UNDERTAKING AND EMBALMING ESTABLISHMENT WITH ACCESSORY CREMATION EQUIPMENT, PER §14-91.K (PERMITTED)
2. DWELLING UNIT

BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	1,800	10,829	10,829
MINIMUM LOT AREA (AC)	0.037	0.249	0.249
MINIMUM YARD SETBACKS			
FRONT YARD - BETHLEHEM PIKE (FT)	20	35.05	17.14 (V)
FRONT YARD - JONES AVENUE (FT)	20	10.31 (EN)	5.16 (V)
(**) SIDE YARD (FT)	6	17.58	10.61
REAR YARD (FT)	15	54.81	29.33
MAXIMUM IMPERVIOUS COVERAGE (%)	NS	71.1%	72.5%
MAXIMUM BUILDING COVERAGE (%)	70	16.1%	37.0%

PARKING REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM PARKING STALL REQUIREMENT			
PLACE OF ASSEMBLY (§14-134A.3B)	1 STALL PER 50 SF OF PROPOSED BUILDING AREA 3,310 SF / 50 = 67 STALLS REQUIRED	N/A	1 ADA STALL, 5 PERPENDICULAR STALLS (ON ADJ. PROPERTY) +1 GARAGE STALL (V)
MINIMUM STALL SIZE - ADA (LOCATED ON ADJOINING PROPERTY, 1208 BETHLEHEM PIKE)	ADA VAN: 8' X 20' W / 8' X 20' LOADING ZONE	N/A	ADA VAN: 8' X 20' W / 8' X 20' LOADING ZONE
MINIMUM STALL SIZE - PERPENDICULAR (FT) (LOCATED ON ADJOINING PROPERTY, 1208 BETHLEHEM PIKE)	10 X 20	N/A	10 X 20
MINIMUM PARKING STALL REQUIREMENT			
DWELLING UNIT (TOP FLOOR APARTMENT)	2	N/A	2 STALLS (PARALLEL)
MINIMUM STALL SIZE - PARALLEL (FT)	10 X 22	N/A	10 X 22
MINIMUM AISLE WIDTH (FT)			
ONE-WAY	(NS)		12
TWO-WAY	24		24
MIN PARKING SCREENING BUFFER (FT)	10	2 (EN)	2 (EN)
STREET TREES: BETHLEHEM PIKE			
	1 TREE / 25 FT FRONTAGE 67 LF FRONTAGE 2 TREES REQ.	0 (EN)	0 (V)
STREET TREES: JONES AVE			
	1 TREE / 25 FT FRONTAGE 104 LF FRONTAGE 3 TREES REQ.	0 (EN)	0 (V)
MIN PARKING LOT INTERNAL LSCAPE AREA	10 STALLS / 500 SF	(N/A)	N/A (~10 STALLS)
MIN PARKING LOT ISLAND AREA	6 FT WIDE / 200 SF	(N/A)	N/A (~10 STALLS)

(**) IF ALL STRUCTURES ARE BELOW 40 FT

(V) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE | (W) WAIVER REQUESTED | (TBD) TO BE DETERMINED | (N/A) NOT APPLICABLE | (NS) NOT SPECIFIED

PARCEL DATA: BLOCK #45, UNIT #11, APN #52-00-01795-007

1208 BETHLEHEM PIKE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ZONED: B-1 BUSINESS DISTRICT

EXISTING / PROPOSED USE: DWELLING UNITS - 2 APARTMENTS (PERMITTED)

BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	1,800	14,791	14,791
MINIMUM LOT AREA (AC)	0.037	0.340	0.340
MINIMUM YARD SETBACKS			
FRONT YARD - BETHLEHEM PIKE (FT)	20	15.48 (EN)	15.48 (EN)
(**) SIDE YARD (FT)	6	13.78	13.78
REAR YARD (FT)	15	76.92	76.92
MAXIMUM IMPERVIOUS COVERAGE (%)	NS	40.4%	53.4%
MAXIMUM BUILDING COVERAGE (%)	70	5.97%	7.90%
MAXIMUM BUILDING COVERAGE (%)	70	9.4%	9.4%

PARKING REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM PARKING STALL REQUIREMENT			
DWELLING UNITS (2 APARTMENTS)	4	N/A	5 STALLS (PERPENDICULAR ON-SITE)
MINIMUM STALL SIZE - PERPENDICULAR (FT)	9 X 18	N/A	9 X 18
MINIMUM AISLE WIDTH (FT)			
ONE-WAY	(NS)		12
TWO-WAY	24		24
MIN PARKING SCREENING BUFFER (FT)	10	7.58 (EN)	10.5
STREET TREES: BETHLEHEM PIKE			
	1 TREE / 25 FT FRONTAGE 96 LF FRONTAGE 3 TREES REQ.	3	3
MIN PARKING LOT INTERNAL LSCAPE AREA	10 STALLS / 500 SF	(N/A)	738
MIN PARKING LOT ISLAND AREA	6 FT WIDE / 200 SF	(N/A)	6 FT WIDE / 200 SF

(**) IF ALL STRUCTURES ARE BELOW 40 FT

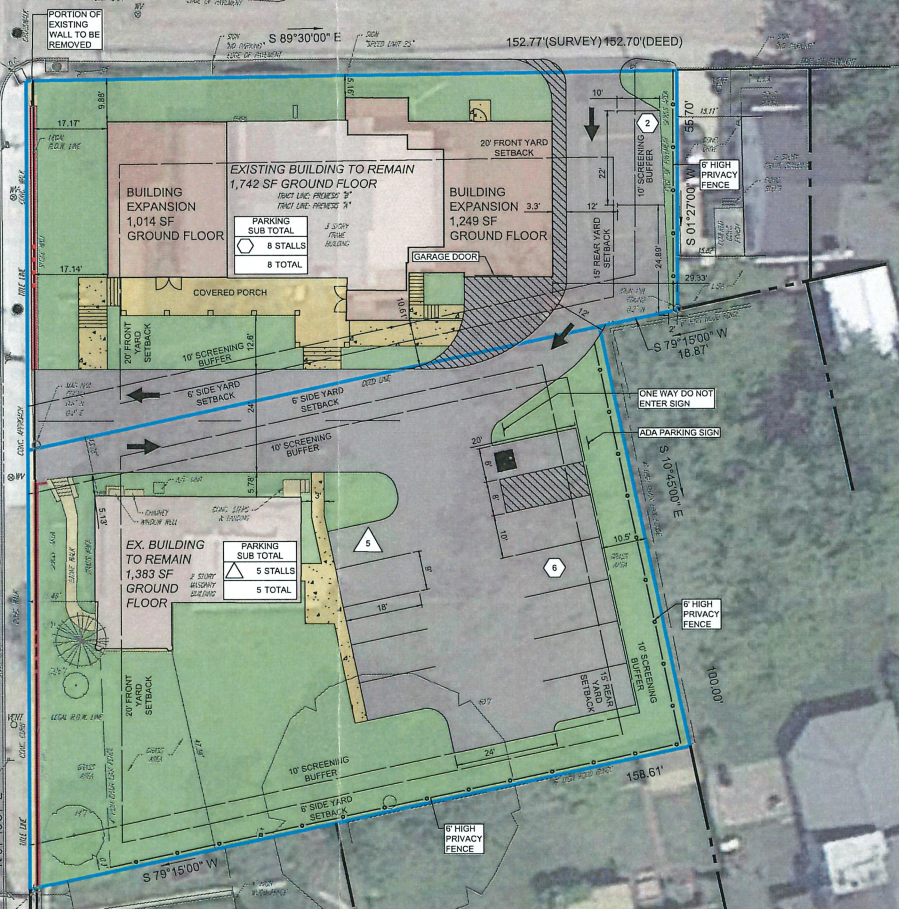
(V) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE | (W) WAIVER REQUESTED | (TBD) TO BE DETERMINED | (N/A) NOT APPLICABLE | (NS) NOT SPECIFIED

JONES AVENUE

(27' WIDE PRIVATE R.O.W. - PER INST. 1200025561)
(PUBLIC ROADWAY)
TWO WAY TRAFFIC

BETHLEHEM PIKE

(P.A. CHESTNUT HILL AND SPRINGHOUSE TURNPIKE ROAD)
(A.L.A. S.R. 2013, U.S. 30)
(60' WIDE ROADWAY)
(ADJACENT TO PROPERTY)
TWO WAY TRAFFIC

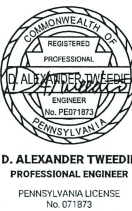


LANDCORE



PHONE 915-936-2510
LANDCORECONSULTING.COM

PO BOX 37435 #65097
PHILADELPHIA, PENNSYLVANIA 19101-0635



D. ALEXANDER TWEEDIE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 071873

REV.	DATE	PER ZMB APPLICATION	REVISIONS PER	TB	BY
1	03-20-2023				

PROJECT No. 200019
FILE #CF1
DRAWN BY TB
CHECKED BY AT

PROPOSED FUNERAL HOME ADDITIONS / EXPANSION 1200 BETHLEHEM PIKE SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PA	APPLICANT JOHN F. MURRAY FUNERAL HOME	TITLE
		CONCEPT PLAN F

DATE 2023-02-09

CPT 1

SHEET REV. No.

A-3