

**AGENDA**

**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**

**Tuesday, December 5, 2023**

1. Review and Approval of Minutes All  
*Consider approval of previous meeting minutes*
2. Board of Commissioners Update B. Standish
3. 902 Pleasant Avenue – 3-lot Subdivision/Land Development J. Kuhls  
*Subdivision of the existing property and construction of two (2) new single family detached dwellings*
4. 1301 Mermaid Lane – Land Development J. Kuhls  
*Construction of a 2,600 square foot storage building*
5. Old Business All
6. New Business All

**The next meeting of the Springfield Township Planning Commission is scheduled for  
Tuesday, December 19 at 7:00 PM**

October 12, 2023

Mr. Mark Penecale, Planning Director  
The Township of Springfield  
1510 Paper Mill Road  
Wyndmoor, PA 19038

Dear Mr. Penecale:

On behalf of our client, Patrick Deacon, we are resubmitting the subdivision plans for 902 E. Pleasant Avenue (Tax Block 28 Unit 44). The plans have been revised based on correspondence with the Township Engineer as follows:

The overall layout design for the site has been revised to propose three total lots, and one new single-family dwelling on each of the two new lots. Each new dwelling has been designed with its own on-lot stormwater management system (a stormwater management report is included with this submission). Both systems capture runoff from the front of the properties, including from downspouts on the existing dwelling, as well as all proposed roof drains, so all new impervious area is captured and directed to the front of the property. Both systems overflow to the existing system in Pleasant Avenue via proposed 8" PVC pipe. Existing and proposed landscaping for the site is now shown on Sheet 4 of 4. The existing sidewalk along Pleasant Avenue is proposed to be replaced. We believe that the revisions made to this plan are adequate to satisfy the concerns of the Township Engineer.

If you have any questions concerning this information or this project, please contact me.  
Thank you.

Sincerely,

**ProTract Engineering, Inc.**



Nick T. Rose, P.E.

Copy to: Patrick Deacon (Applicant)

H2735/Springfield04ltr

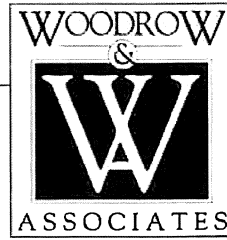












November 13, 2023  
Revised November 14, 2023

Mark Penecale, Planning Director  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, PA 19038

Reference: 902 E. Pleasant Avenue – Subdivision Application

Dear Mark:

Please recall that back in January 2023, an application was filed for the proposed subdivision of the above referenced property. Township staff had significant concerns regarding the proposal's ability to meet Township ordinance obligations especially related to stormwater management, parking, and a general sense of inappropriate density. Through a series of meetings, interim sketches, conversations and informal reviews, a much-improved plan has come to fruition. The original four-unit design has been reduced to three units, one lot capturing the existing single-family home located on the corner of Pleasant Avenue and Elm Avenue. Two new single-family home lots will be created that will have frontage on Pleasant Avenue. A stormwater management design has been implemented to greatly reduce the amount of water that currently flows into the rear yards of homes fronting on Elm Avenue. After being routed through an underground stormwater detention basin, and overflow discharge will be piped to the existing storm sewer system in Pleasant Avenue easing our concerns with regard to icing and other winter maintenance issues. The vast majority of other issues raised in my January 31, 2023; review have been addressed. The remaining issues for consideration include the following:

**Approvals/Permits/Reviews:** The following approvals/permits/reviews are required in conjunction with any approval the board of commissioners may be willing to grant.

1. PA DEP – Sewage Facilities Planning Approval
2. Bucks County Water and Sewer Authority
3. Springfield Township/Road Opening Permits
4. Springfield Township – Land Development Agreements
5. Springfield Township – Stormwater Operations and Maintenance Agreement

**Subdivision / Land Development and Ordinance Review:**

1. Section 95-7.F – The location of all existing utilities with size, material and depth must be shown on the plans.
2. Section 95-7.H – A full landscaping plan must be prepared by a certified landscape architect. While the plan acknowledges quantity, the size and species and placement has not been shown.

November 13, 2023

Revised November 14, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 902 E. Pleasant Avenue – Subdivision Application

3. Section 95-10.A – Street rights-of-way are to be measured at 50-foot in width for residential development. The proposed subdivision will need to accommodate this requirement both on Pleasant Avenue as well as Elm Avenue.
4. Section 95-10.C – The existing radius of the curbed intersection of Elm Avenue and Pleasant Avenue must be shown the plans. If there section must be fitted with compliant handicap accessible ramps in conjunction with this application. The full design of the ramps is required at this time.
5. Section 95-10.I sidewalks – The condition of the existing sidewalk must be examined for its structural stability. It is most appropriate to replace the sidewalk on this property frontage at this time with current five feet wide standards.
6. Section 95-11.A – The plans must make provision for the proposed electric service to serve the new homes.
7. Section 95-11.E(1) – The developer or applicant shall offer for dedication land suitable for park or recreational use to Springfield Township.
8. Section 95-11.E(2)(a) – An amount of 3,000 square feet per dwelling unit must be provided. In this case, 12,000 square feet is required for this ordinance section.
9. Section 95-11.E(8) – A fee in lieu of land dedication is possible with this application at the discretion of the Board of Commissioners.
10. Section 95-11.F Parking – Provisions shall be made for parking in order to support this new development. Parking is a critical component of the existing neighborhood surrounding the project and cannot be taken lightly.
11. Section 95-11.H – Survey monuments and certifications – Survey certification shown in this code citation must appear on the plans and executed by the land surveyor.
12. Section 95-11.I(12) – The obligation to install replacement trees is required by this ordinance.
13. Section 95-10.A – In addition to the right-of-way question, the ordinance requires that a 30 foot wide Cartway be established for residential streets. The Township planning commission and board of commissioners will need to address the need for this widening. Further, the existing curb on Elm Avenue has insufficient reveal. The board should consider the need to replace the curb in conjunction with this application. At a minimum, formal waivers from these code citations must be requested.

**Stormwater Management:**

1. A profile of the of leader collection system from the dwelling to the existing storm sewer inlet must be provided. The profile must show the location and depth of existing utilities in the bed of Pleasant Avenue.



November 13, 2023  
Revised November 14, 2023  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 902 E. Pleasant Avenue – Subdivision Application

**General Design Review:**

1. A construction detail must be added to the plans for the new sidewalk to be constructed at five feet wide.
2. The details for the driveway depression and driveway apron must be enhanced to give specific direction to the contractor with regard to slopes, concrete depths, wire mesh, and configuration.
3. Given the number of utility trenches that will be required to facilitate this development, a full width mill and overlay of Pleasant Avenue must occur from the northern boundary of Lot Number One to the northern boundary of Lot Number three.
4. Township staff will reserve the right to review the condition of the existing concrete curbing on the project frontage and require replacement if deemed necessary.
5. The initial construction of the project will be critical to ensure no adverse impacts occur downstream of the newly created lots. The option to provide silt fence to the rear of Lots Two and Three should be removed from the plans and an 18 inch silt sock must be installed and fitted with a mulch forebay to provide as much protection to downstream property owners as possible until such a time as the stone a management system is functioning. A detail giving clear direction to the contractor as to this obligation must be added to the plans.
6. Construction Staging – Given the urban nature of this project area, the conflict between existing residential activities and construction activities must be carefully staged. A plan note must be added that would obligate the contractor to keep Pleasant Avenue clean, open, and safe unless a defined Street closure plan is approved by the Township. Of particular concern would be the delivery and storage of materials, parking of construction vehicles, staging of equipment and the timely export of excavated soil from the project area.
7. A wire fence exists to the north side of Lot Number Three. The plan must make a statement with regard to whether this fence is to remain or to be removed, along with an indication of the fence's proximity to the actual property line.
8. On Sheet 1 of 4, Note Number Five. The double \*\* should be explained.
9. Within the Township commissioners' approvals signature block, the Township engineer signature should be edited to provide "reviewed" rather than "approved."
10. Prior to construction, a site meeting with the owner of 910 E. Pleasant Avenue must be convened to assure all parties are aware of the property boundaries, the work to take place, and the schedule.
11. To reiterate earlier comments, the landscaping plan for the project will be extremely important. The plans must provide size, species and exact placement for not only the street trees but also the softening buffers required by the ordinance. This plan is required in order



November 13, 2023

Revised November 14, 2023

Mark Penecale, Planning Director

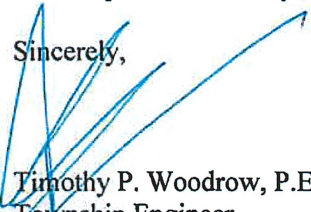
Springfield Township

Reference: 902 E. Pleasant Avenue – Subdivision Application

to adequately measure ordinance compliance in the approval and also in the constructed condition.

12. The construction of the handicap accessible ramps at the intersection will require specific grading design and pavement replacement through the radius to assure proper drainage and pedestrian safety are achieved.

Sincerely,



Timothy P. Woodrow, P.E.

Township Engineer

Woodrow & Associates, Inc.

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township  
Patrick Deacon – Owner  
Nick Rose, P.E. – ProTract Engineering  
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor

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BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
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[WWW.MONTCOPA.ORG](http://WWW.MONTCOPA.ORG)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

December 19, 2022

Mr. Mark Penecale, Director of Planning & Zoning  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, Pennsylvania 19038

Re: MCPC #22-0283-001  
Plan Name: 902 E Pleasant Avenue  
(3 du/4 lots comprising 0.35 acres)  
Situates: E Pleasant Avenue, north of Elm Avenue  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision/land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 28, 2022. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Mr. Patrick Deacon, has submitted preliminary subdivision/land development plans for the subdivision of one parcel and construction of three proposed dwelling units on the proposed new lots in the B1 Business District. The tract under discussion has frontage on Pleasant and Elm Avenues and currently takes access from Elm Avenue.

The applicant proposes to subdivide the existing parcel to create four parcels in total, one of 4,871 ft<sup>2</sup> (labeled Lot #1 on the submitted plans), one of 4,200 ft<sup>2</sup> (labeled Lot #2 on the submitted plans), and two of 3,100 ft<sup>2</sup> (labeled Lots #3 and #4 on the submitted plans). Lot #1 is proposed to retain the existing two-story residential building. A single-family detached dwelling is proposed for construction on Lot #2, and two twin dwellings are proposed for construction on Lots #3 and #4. All proposed new lots will take vehicular access from Pleasant Avenue. Additional improvements shown at this time include seepage beds for stormwater management, driveways for the proposed dwelling units, and rear decks for the proposed dwelling units.

## COMPREHENSIVE PLAN COMPLIANCE

**Montco 2040: A Shared Vision** – We find this proposal to be generally consistent with the county comprehensive plan. The county's Future Land Use Plan identifies the site of the proposed development as a



Town Residential Area. Town Residential Areas are traditional residential areas oriented towards pedestrians. Primary uses include multifamily residences, townhouses, twins, and small lot single-family detached homes. New construction should reflect the existing designs found in the neighborhood, and buildings should be small in scale.

**Springfield Township Comprehensive Plan** – We find this proposal to be generally consistent with the township’s comprehensive plan. The Future Land Use element designates the area containing this development site as a Village Residential area, and the land use goals of the township include compatible infill development respecting the scale of existing neighborhoods and continued provision of a variety of dwelling types to meet the needs of current and future residents.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

## REVIEW COMMENTS

### ADA CURB RAMPS

It appears that there are currently ADA-accessible ramps present at three corners of the sidewalk at this intersection. We recommend that the applicant consider installing the missing ADA-accessible ramp as part of this land development process, to improve the accessibility of the sidewalk along E Pleasant and Elm Avenues.

### STORMWATER MANAGEMENT

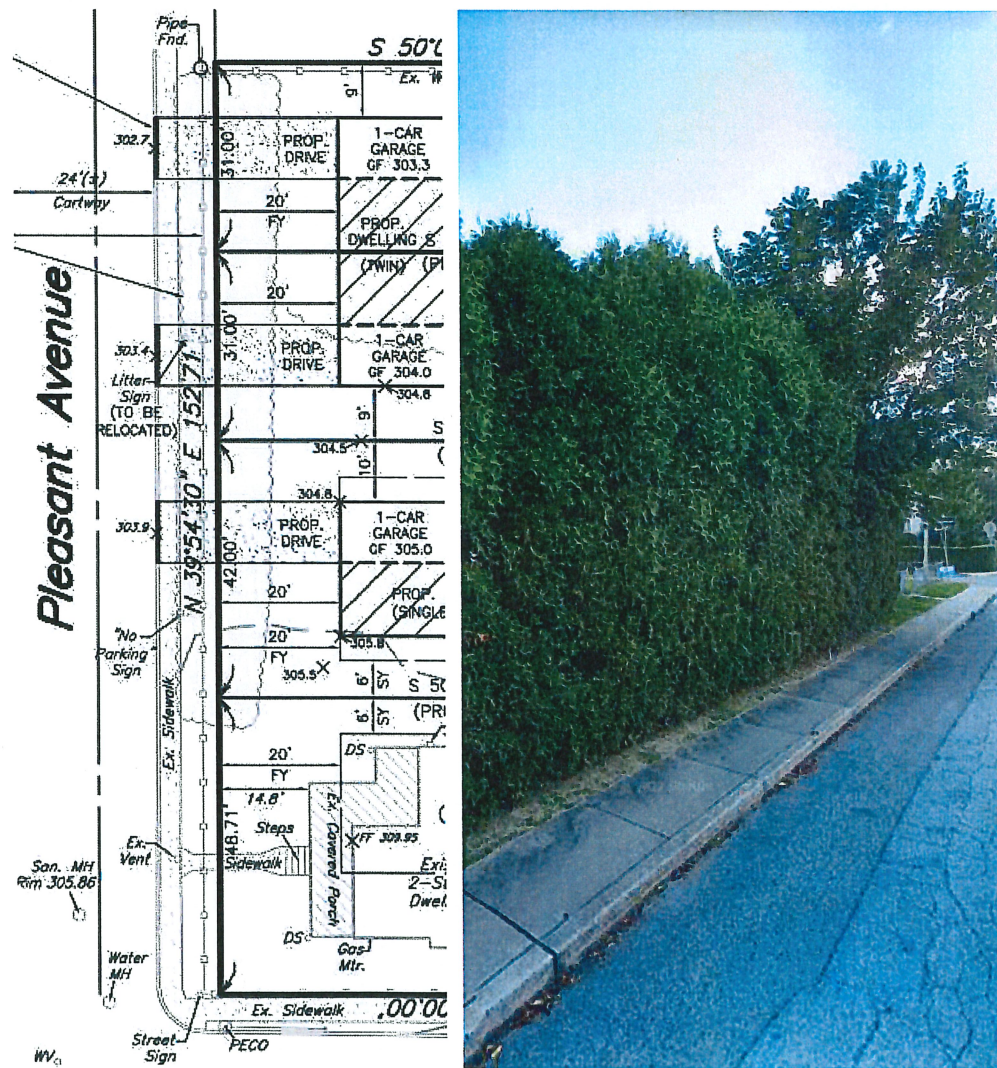
- A. Seepage Beds. It is unclear from the plan submitted to us whether the seepage bed shown on the plan for lots 2-4 is intended to be a singular seepage bed for all three parcels or one seepage bed for each of the proposed parcels.
1. If the seepage bed shown is intended to be a singular seepage bed for all three parcels, the applicant is advised to ensure that an agreement is in place regarding payment of seepage bed maintenance and inspection costs.
  2. If the seepage bed shown is intended to be a separate seepage bed for each of the proposed parcels, then it appears that the seepage beds for lots #2 and #3 are lacking an overflow pipe, and the applicant may wish to clarify what would happen if the seepage beds for lot #2 and lot #3 overflow.
- B. Deed Restrictions. Due to the depth of the proposed seepage bed(s), we recommend that the applicant consider placing a restriction on the deeds for lots #2-#4 to ensure that any future construction or tree planting is not conducted atop stormwater management features.



LANDSCAPING

A. Vegetation To Be Removed. It is unclear from the information submitted to us how many trees are proposed for removal or how many trees are proposed for replacement. The existing landscaping along E Pleasant Avenue appears to predominantly be Arborvitae, which have previously been recognized as trees for tree planting requirements. Section 95-111(11)(a)[4] of the Springfield Township Code allows trees over three inches in caliper to be removed only if certain conditions are met, and section 95-111(11)(c) requires that trees over three inches in caliper be replaced at a rate of two new trees for each tree removed. We recommend that the applicant clarify the number of trees over three inches in caliper proposed for removal or request a waiver from this section of the Subdivision and Land Development Ordinance.

*Unlabeled Arborvitae section on submitted plan, and an image showing the existing buffer.*



- B. Street Trees. Section 95-11(2)(b) of the Springfield Township Code requires that any subdivision or land development provide no less than one street tree for each 35 feet of street length. Based on the total frontage of the area proposed for development, it appears that the applicant should provide seven (7) street trees; provide a fee to the Township Landscape Fund in a total equal to the cost of acquiring and establishing the required street trees, as allowed by Section 95-11(14) of the Springfield Township Code; or request a waiver from this section of the Subdivision and Land Development Ordinance.

#### CIRCULATION

The submitted plans do not appear to show any walkway from the front doorway of the proposed dwelling units to either the existing sidewalk along E Pleasant Avenue or the proposed drives for each unit. Connecting walkways from the front doors of dwelling units to the sidewalk are present for many existing buildings along both Pleasant Avenue and Elm Avenue. The applicant may wish to consider clarifying the location of the proposed front doorways and any proposed connections to the sidewalk.

#### CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the Springfield Township planning objectives for residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#22-0283-001) on any plans submitted for final recording.

Sincerely,



Anne Nygard, Community Planner II  
[anygard@montcopa.org](mailto:anygard@montcopa.org) – 610-278-3887

c: Patrick Deacon, Applicant  
A. Michael Taylor, Springfield Township Manager  
Amanda Helwig, Chair, Springfield Township Planning Commission

Attachment A: Aerial Image of Site

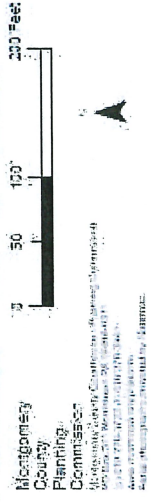
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



ATTACHMENT A



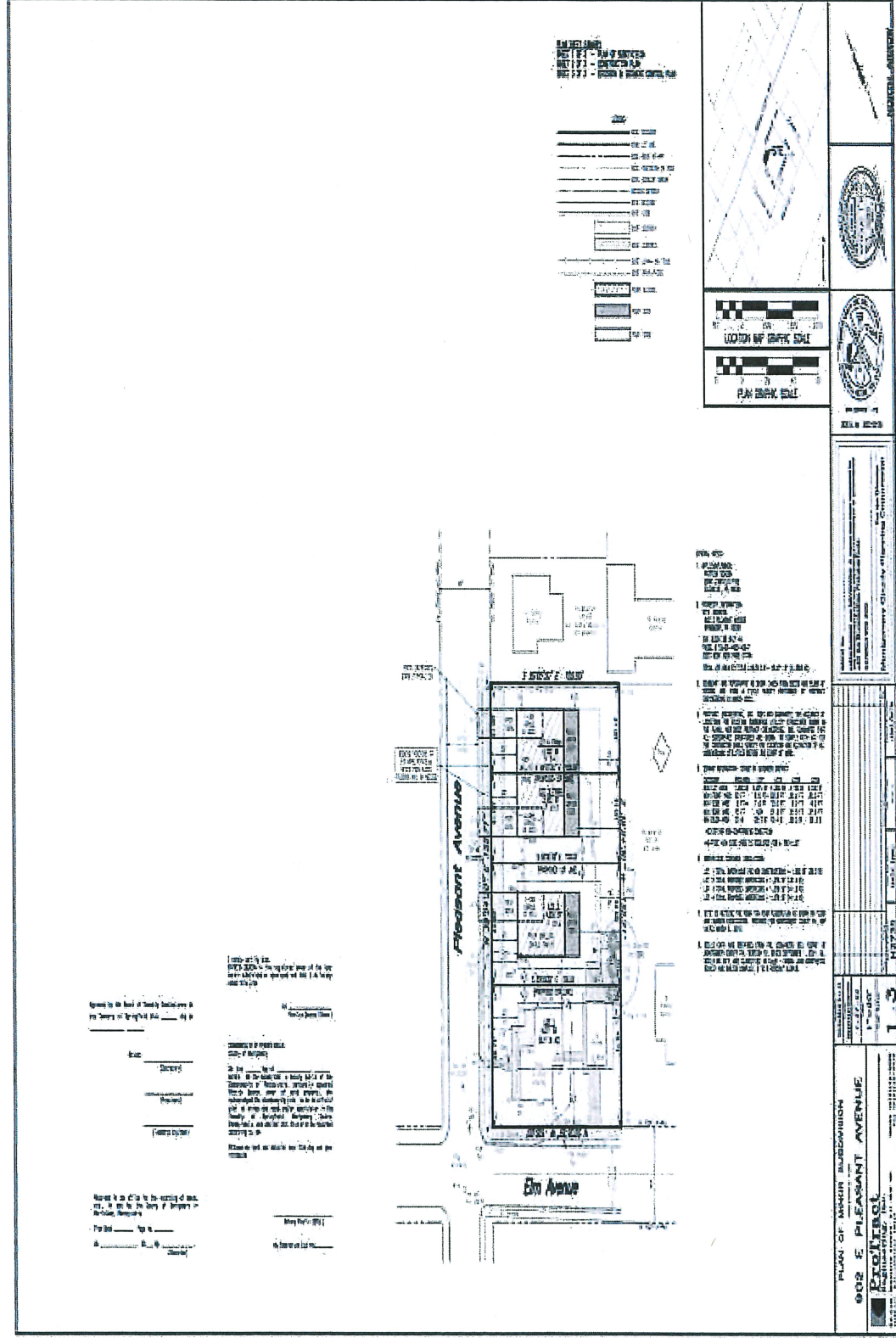
902 East Pleasant Avenue  
MGPC#220281001



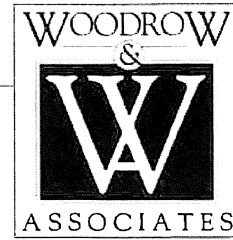
Montgomery  
County  
Planning  
Commission  
Montgomery County Commission Building  
500 East 5th Street, Room 200  
Harrisburg, PA 17101  
www.montgomerycountypa.gov



ATTACHMENT B







October 26, 2023

Mark Penecale, Planning Director  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, PA 19038

Reference: 1301 E. Mermaid Lane – Land Development Application

Dear Mark:

My office is in receipt of a six-sheet set of plans prepared by Shoemaker Engineers of Montgomeryville, Pennsylvania. The plan is dated August 30, 2023, and has been most recently revised October 8, 2023. The application is supplemented by a stormwater management report dated August 30, 2023. Please recall that a site meeting was conducted and attended by the owners of the property, Shoemaker Engineers, and the Township staff. At that time, we were able to field view certain remediation work that has been completed in recent weeks removing many of the inappropriate uses and materials from the property. Two aerial photographs have been attached to this letter. The first is from a 2004 flight. The second is from a 2022 flight. It is obvious in the more recent photograph that while one building was removed, a great deal of additional impervious surface was added to the property and illegal construction and storage activities are taking place. I believe that we are now comfortable that those uses have been removed and this application will complete the discussions over how the property would once again be in compliance with not only the zoning ordinance but also our land development codes.

It is important to note that the plan calls for the removal of all extraneous stone impervious surface and replacing it with turfgrass. Additional stormwater management measures are being implemented to capture and manage runoff from the new rooftop for the 2,600 square-foot storage building that is the subject of this application. In my opinion, of greater consequence is the obligation to restore the cross-section of the swale that traverses the southern side of the property. Anecdotally, the Township staff is aware that this swale was constructed nine years ago to capture runoff from upstream areas diverting that runoff away from the rear yards of the homes that front on Beach Lane.

My further review the application reveals the following:

October 26, 2023  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 1301 E. Mermaid Lane – Land Development Application

**Approvals/Permit/Reviews:**

1. Springfield Township Board of Commissioners – It appears that the absence of any new utility connections, disturbance in excess of one (1) acre, or increase in the intensity of use of the property would suggest that the only approval entity would be the Township for this application.
2. Stormwater – Execution of a stormwater operations and maintenance agreement

**Zoning Ordinance Review:**

The township zoning officer will need to review the use of the property to determine if the use is either an expansion of a non-conformity, a by-right use, or will require some form of zoning hearing board relief. Plan notes will need to be added to memorialize the final decision along with any conditions that may ultimately be imposed.

**Subdivision Ordinance Review:**

1. Waivers – The applicant is seeking waivers will following three code sections:
  - a. Section 95-6 – From the requirement a preliminary plan submission to allow preliminary and final plan reviews and approvals to be processed concurrently.
  - b. Section 95-7.H – From the requirement of providing landscape plans.
  - c. Section 95-7.I – From the requirement to provide traffic management studies.
2. Section 95-4 – It is my recommendation that the Record Plan as well as Sheet 2 of 6 be recorded with the Montgomery County Recorder of Deeds office in conjunction with this application. The recording of the plan will memorialize expectations set by the Township, giving us a yardstick to measure compliance as well as future improvement requests.
3. Section 95-7.H – A landscaping plan is required. It appears that street trees and other plant material do exist along the Mermaid Lane frontage. The quality and sufficiency of landscape buffering on the southern property boundary would be the only area of possible concern.
4. Section 95-7.I – Traffic Management Studies – It does not appear that a traffic management study is required for the current application. However, it would be important for the applicant to provide documentation as to their expected impacts on traffic due to the proposed warehouse development. If this warehouse is not going to generate any new employees, traffic trips or an increase in intensity, that opinion must be memorialized again in order to measure future compliance.

October 26, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 1301 E. Mermaid Lane – Land Development Application

5. Section 95-10.A – It appears that the existing right-of-way is consistent with that anticipated by our ordinance. In addition, the cartway width is actually a bit wider than the minimum standard our ordinance would otherwise require.
6. Section 95-10.I – Sidewalks – Pedestrian sidewalks exist along this property frontage. The Township should take this opportunity to have our field representatives walk the sidewalk and determine whether any trip hazards, defects or other improvements must be made at this time.
7. Section 95-11.E.(2)(b) – Dedication of Land Suitable for Parks and Recreation use – This ordinance citation would suggest that approximately 3,000 square feet of land be offered for dedication to parks and recreation.
8. Section 95-11.E(8)(a) – This code citation would allow the applicant to provide a fee in lieu of dedication of actual physical real estate.
9. Section 95-11.G – This code citation discusses an opportunity for the Township commissioners to mandate the creation of a 40-foot-wide easement along natural watercourses. It would be appropriate for the Township to require this easement to assure that no “fill” is placed in that area which is so critical to the protection of downstream property owners. The easement document will memorialize the landowner's obligation to maintain a cross-section and the free passage of water through the easement area.
10. Section 95-11.I(1)(a) / 95-11.I(1)(b) – It would be appropriate to better describe the landscaping buffers that exist between the subject property and the rear yards of the homes fronting on Beach Lane. It appears that bamboo has been planted by homeowners on Beach Lane. It would be appropriate for the plan to consider additional softening buffers where the opportunities exist in the event homeowner plant material dies or is removed.

**General comments:**

1. **Swale** – While the proposed contour lines show the removal of fill material that was recently placed within the southern property line swale, it would be appropriate for a clear plan note to be placed, giving the contractor clear direction as to his obligation to restore the cross-section of the channel and the removal of all fill material to the satisfaction of the Township staff.
2. **Access Easements** – The plan should acknowledge whatever existing cross access easement that may exist between the Township's access to Laurel Beach Park as well as the parking lot and driveway serving the subject property.
3. **Structure easement** – It would be appropriate for the plan to memorialize the use of the existing shed located on the rear of the property. It is my understanding that the shed serves local athletic associations and is not part of the use of the business located at 1301 Mermaid Lane.

October 26, 2023

Mark Penecale, Planning Director

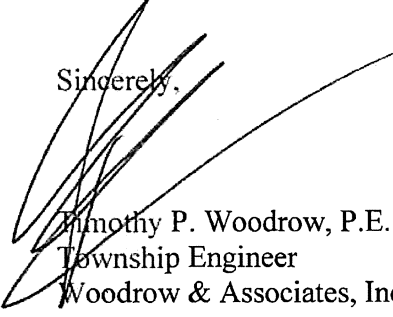
Springfield Township

Reference: 1301 E. Mermaid Lane – Land Development Application

4. **Storage Trailers** – Storage trailers exist on the property today. It is the Township staff's understanding that the new storage buildings will replace the need for these storage trailers and that these trailers can be removed once the building is constructed. The Record Plan should memorialize this expectation.

Please feel free to contact me with any questions you may have regarding this review

Sincerely,



Timothy P. Woodrow, P.E.  
Township Engineer  
Woodrow & Associates, Inc.

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township  
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor  
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP  
Joseph C. Kuhls, Esq. – Attorney for the applicant  
Gary Tilford, PLS – Charles E. Shoemaker, Inc.  
Robertson and Ferry LP

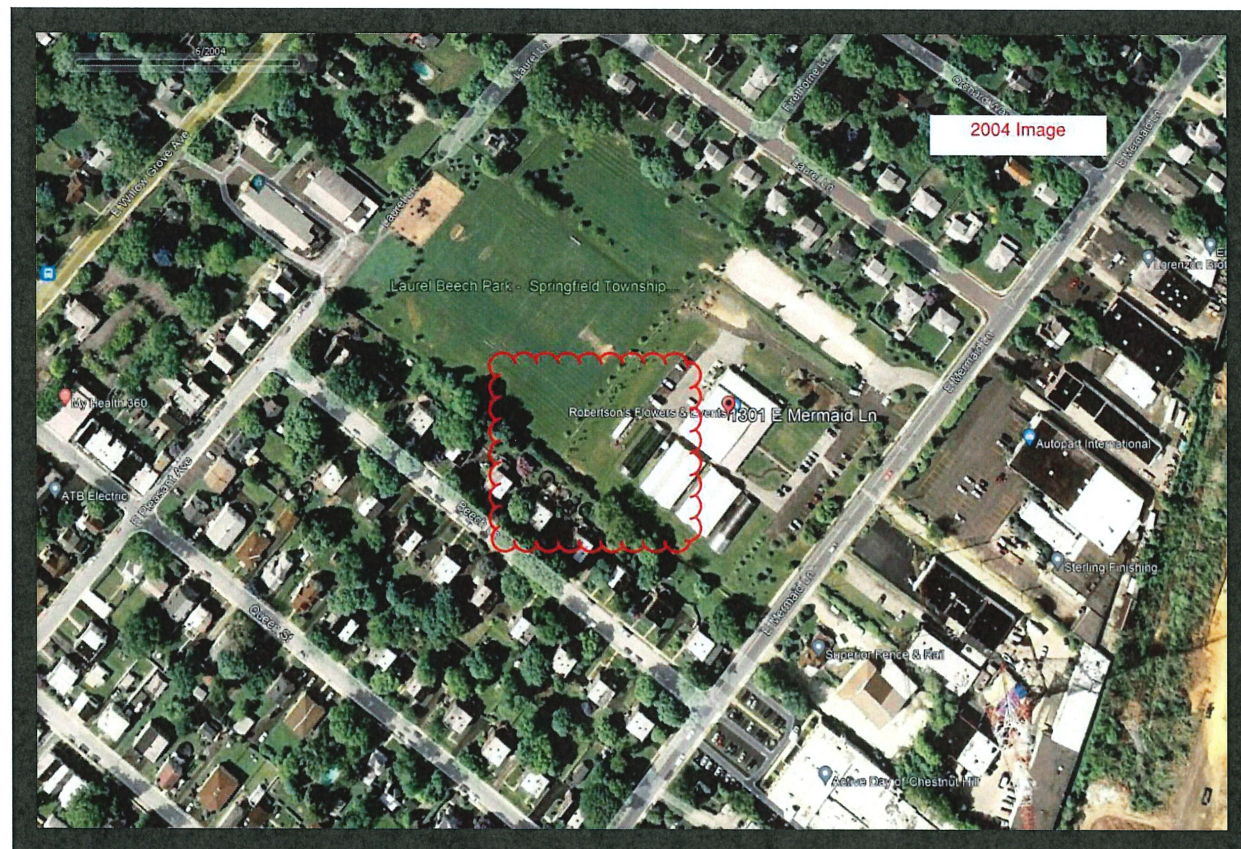
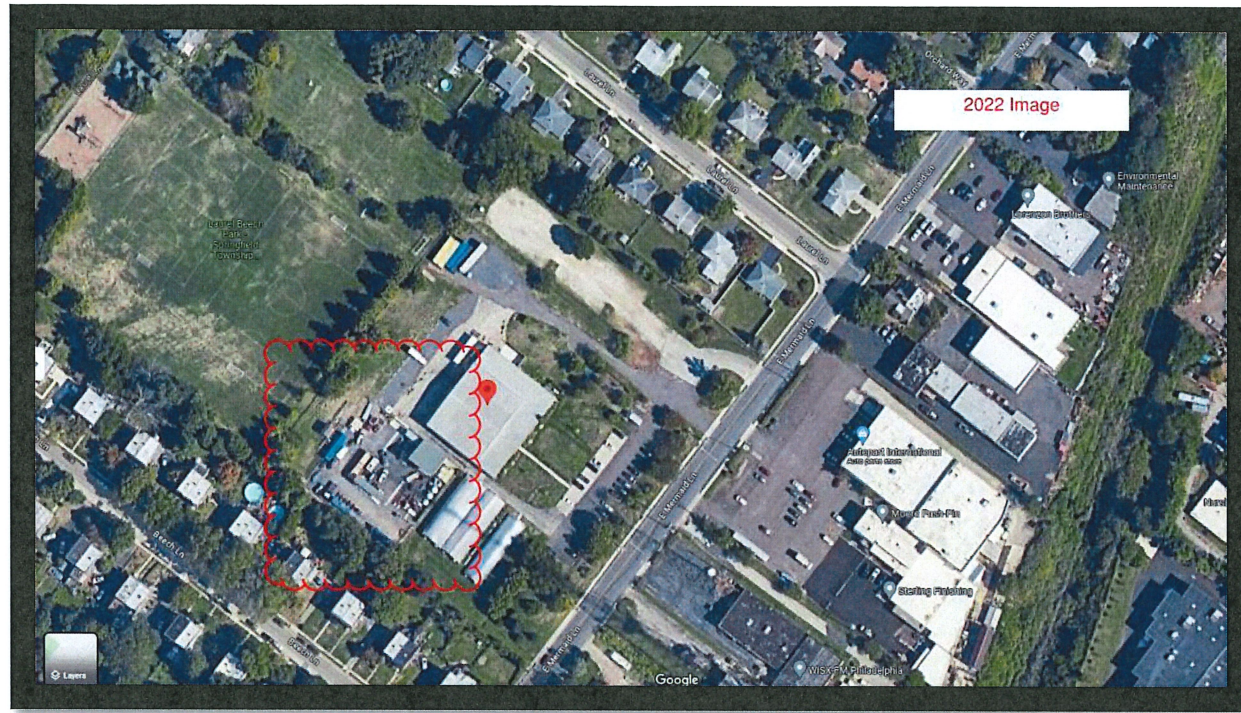


October 26, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 1301 E. Mermaid Lane – Land Development Application





**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR  
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JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

November 14, 2023

Mr. Mark Penecale, Director of Planning & Zoning  
Springfield Township  
1510 Paper Mill Road  
Wyndmoor, Pennsylvania 19038

Re: MCPC #23-0203-001  
Plan Name: Robertson's Flowers  
(3,600 square feet on 1 lot of 3.91 acres)  
Situates: 1301 Mermaid Lane at Beech Street  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 20, 2023. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Robertson & Ferry, LP, has submitted a preliminary land development plan for 3,600 square feet of new building area on a lot that is the site of a flower shop. The proposal includes a one-story storage building (2,600 square feet) and a one-story building addition (1,000 square feet) to a one-story metal manufacturing and warehouse building. The applicant would restore areas on two sides of the proposed one-story storage building to lawn. The lot is also the site of two greenhouses and a shed.

The applicant has requested a waiver from the requirement to submit a preliminary plan in order to submit preliminary and final plans simultaneously, the requirement to submit a landscaping plan, and the requirement to submit a traffic management study. The site is located in the B Residence District, is served by public sewer and water, and is dated August 30, 2023.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to final plan approval. Our comments are as follows:



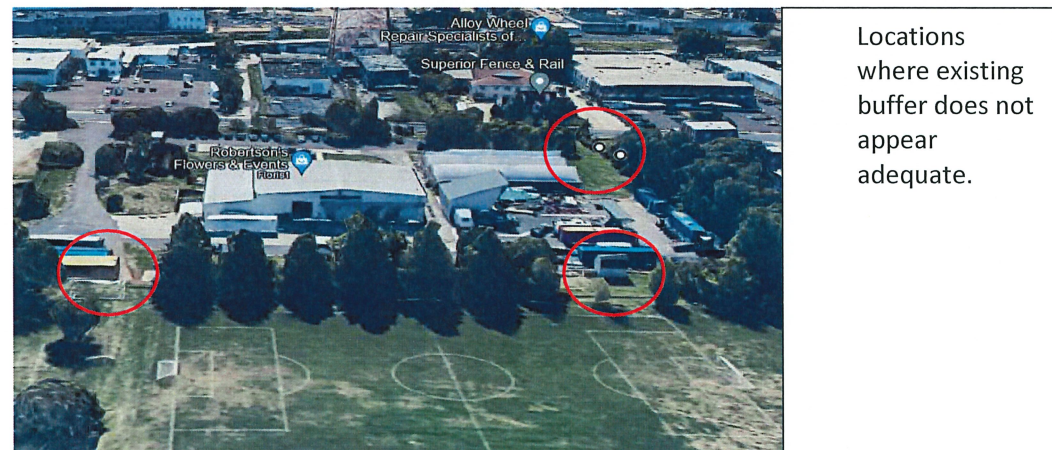
**REVIEW COMMENTS**

**ZONING**

- A. Expansion of Nonconforming Use - A lawful, nonconforming use of a portion of a building or land may be expanded within that building or land area by special exception, provided that such expansion meets the requirements of the code [§114-138].
- B. Parking – It appears that the existing parking lot does not have marked parking spaces. One handicapped space, of a minimum size of 12 x 20 feet, is required for parking areas with ten to 50 parking spaces [§114-134.G]. The space shall be marked with pavement markings and signage.

**SUBDIVISION AND LAND DEVELOPMENT**

- A. Landscaping –The ordinance’s section on landscaping [§95-11.I] notes that, where property boundary buffers are nonconforming, the applicant shall conform to this chapter to the maximum extent possible. We have highlighted, in the image below, a few areas where existing vegetation could be supplemented or filled in to create a buffer more in conformance with the requirements of the landscaping section.



- B. Plan Information – The following information is required:
  - 1. The width of the sidewalk [§95-7.D].
  - 2. Existing natural features and proposed landscaping on the site [§95-7]. This includes, but is not limited to [§95-7.G]:
    - a. Existing vegetation, including outer limits of tree and shrub masses and a general description of their types, sizes and conditions. Areas of trees and shrubs to be removed shall be clearly identified.



- b. Location, size, species and condition of trees six inches in caliper or greater, standing alone or in small groups where affected by proposed construction. Trees shall be labeled "To Remain" or "To Be Removed," as applicable.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0203-001) on any plans submitted for final recording.

Sincerely,

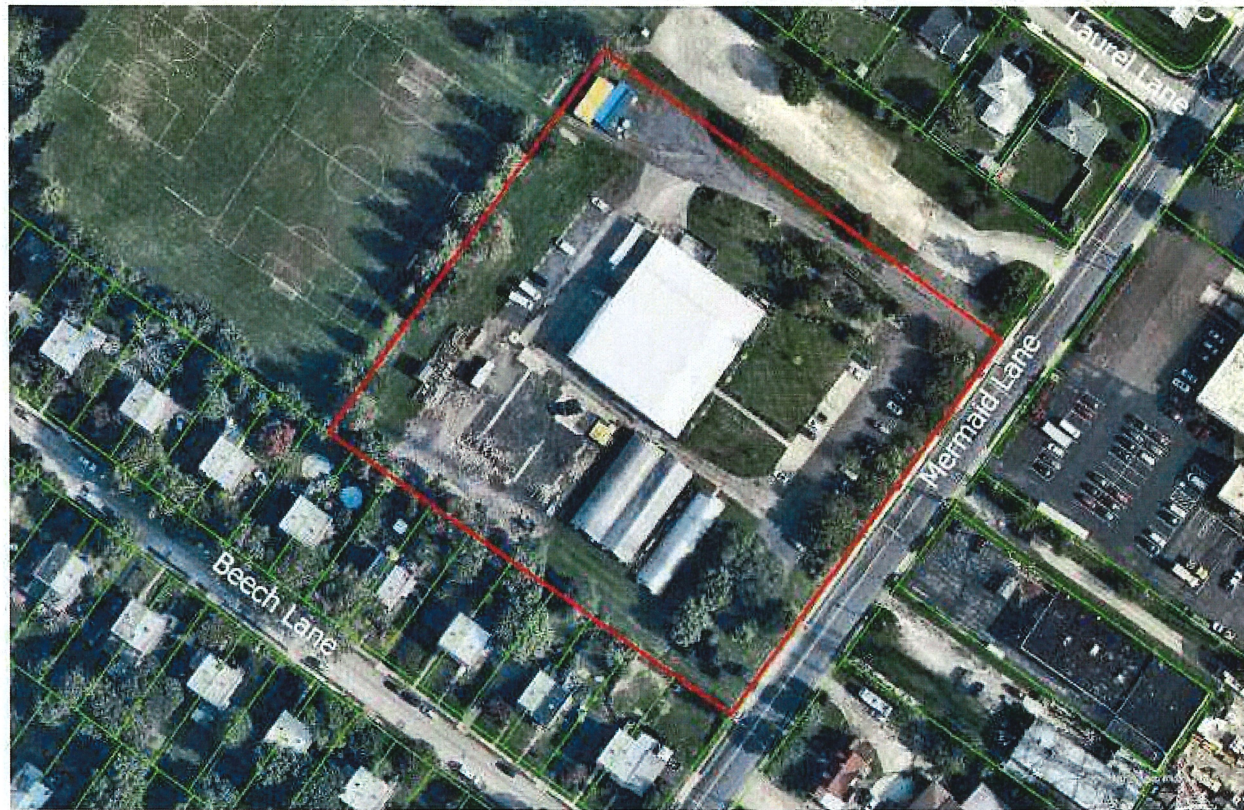


Mike Narcowich, AICP, Community Planning Assistant Manager II  
[michael.narcowich@montgomerycountypa.gov](mailto:michael.narcowich@montgomerycountypa.gov) – 610-278-5238

- c: Robertson & Ferry, LP, Applicant
- Chad W. Brensinger, PE, Applicant's Representative
- A. Michael Taylor, Springfield Township Manager
- Amanda Helwig, Chair, Springfield Township Planning Commission

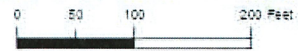
Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Robertson's Flowers  
MCPC#230203001

Montgomery  
County  
Planning  
Commission  
Montgomery County Geographic Information System  
PO Box 211, Silver Spring, MD 20904-0211  
(301) 276-3772 (301) 276-3244  
www.montgomeryplanning.com  
Aerial photography provided by Newsmap









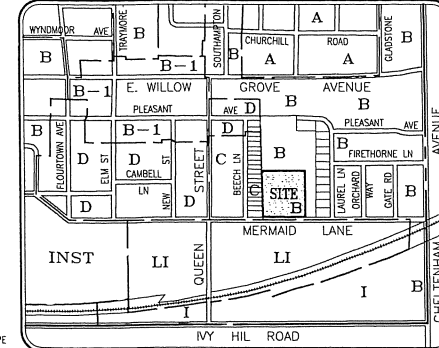
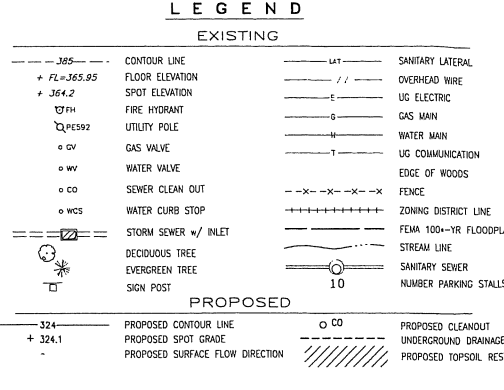
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

SPRINGFIELD TOWNSHIP ACT 181 (2006) LIST OF UNDERGROUND USERS AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. SERIAL NO. 20232200646 DATE: 8/6/2023

TEMPORARY SEEDING REQUIREMENTS FOR SPRING SEEDING (PT. 10) AND FOR LATE SPRING AND SUMMER SEEDING (AUGUST THROUGH OCTOBER)

Table with columns: SEEDING RATE (LBS/A), SEEDING RATE (LBS/A), SEEDING RATE (LBS/A). Lists various grass and legume species and their respective seeding rates.

THE PROPOSED IMPROVEMENTS RESULT IN A NET REDUCTION OF SITE IMPERVIOUS AREA THEREFORE, STORMWATER MANAGEMENT IS BEING PROVIDED IN GOOD FAITH FOR THE PROPOSED STORAGE BUILDING THROUGH THE USE OF STONE TRENCHES ALONG THE BUILDING WALLS AND RESTORATION OF SITE VEGETATION.



COUNTY PARCEL NO. 52-00-14311-00-1 BLOCK - UNIT 52-04-062 SITE ADDRESS 1301 MERMAID LANE WYNDMOOR, PA 19038 DEED BOOK - PAGE 5347-01892

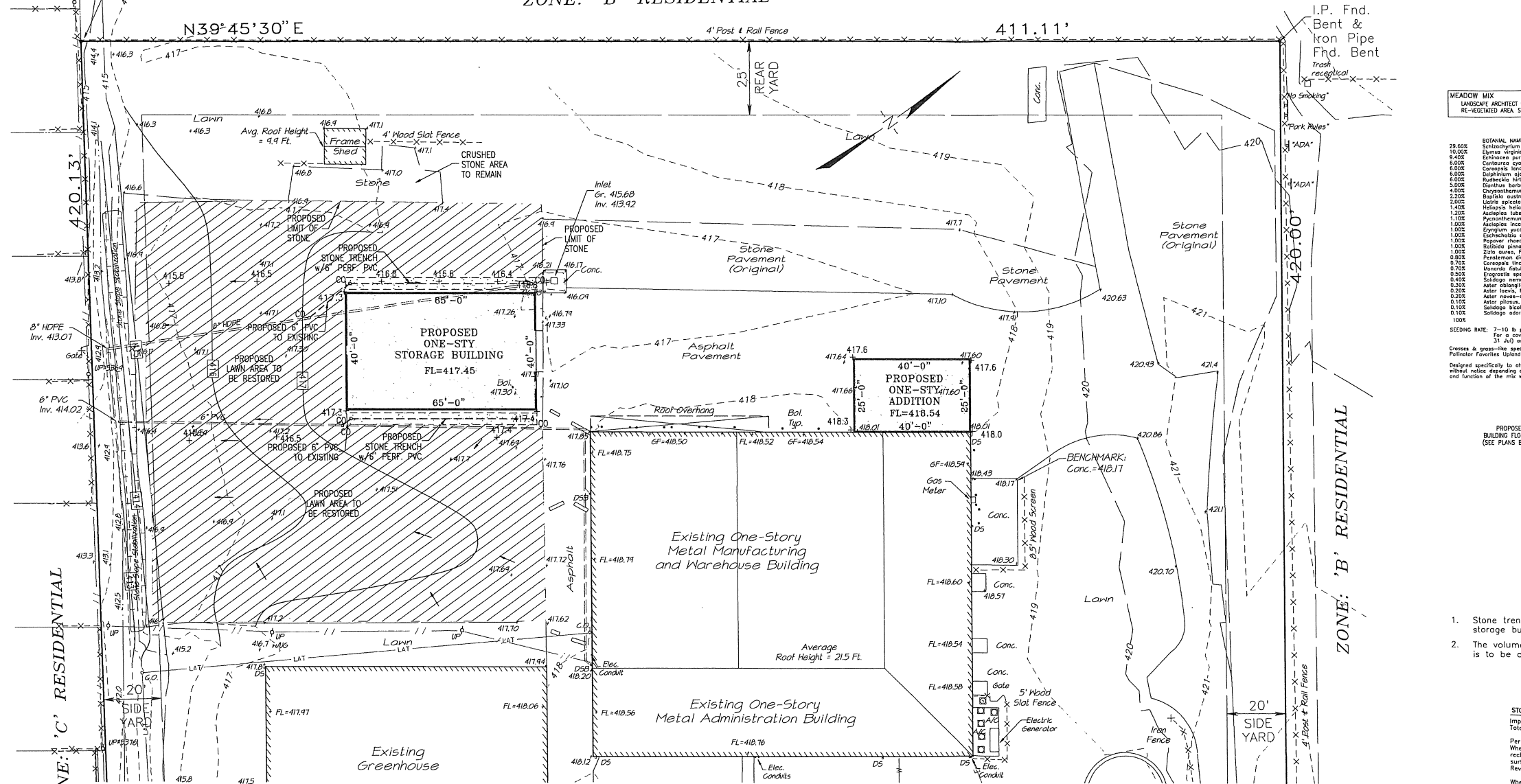
RECORD OWNER ROBERTSON & FERRY, LP 1301 MERMAID LANE WYNDMOOR, PA 19038

CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 1000 MERMAID LANE WYNDMOOR, PA 19038

SITE GRADING PLAN OF 1301 MERMAID LANE PREPARED FOR ROBERTSON & FERRY, LP 1301 MERMAID LANE WYNDMOOR, PA 19038

DATE AUGUST 30, 2023 DWG NO. SP-778 JOB NO. 27065 SHEET NO. 4 OF 6

ZONE: 'B' RESIDENTIAL



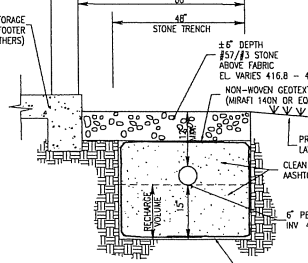
SITE DRAINS TO WISSAHICKON CREEK CHAPTER 93 STORMWATER CLASSIFICATION TSF, MF

MEADOW MIX LANDSCAPE ARCHITECT OR OWNER MAY WISH TO NATURALIZE A PORTION OR ALL OF THE RE-VEGETATED AREA. SEE ENST 101 175 FOR MEADOW SEEDING MIXTURE.

Table listing botanical names, common names, and prices for various plants and seeds used in the meadow mix.

SEEDING RATE: 7-10 lb per acre with 30 lbs/acre of a cover crop. For a coverage use either ryegrass (1 ton to 31 Jul or green rye (1 Aug to 31 Oct).

Designed specifically to attract butterflies, butterflies and other native pollinators. Mix formulations are subject to change without notice depending on the availability of existing and new products.



- 1. Stone trench is to be installed along the base perimeter of the proposed storage building to receive runoff from the roof above.
2. The volume in the 15" of stone below the invert of the 6" perforated PVC is to be considered 100% recharge volume.

STONE TRENCH DETAIL

STORMWATER MANAGEMENT Impervious area as shown on plan: Total New Building Area = 2,600 SF

Per the Wissahickon Creek Act 167 Plan: Montgomery County Portion of the Watershed Where practicable and appropriate the recharge volume shall be infiltrated on site.

Where: = Recharge Volume (cubic feet)
1 = Impervious Area within the limits of earth disturbance (square feet)
Rev = (1/12) \* (2,600) = 217 CF << Required Per Wissahickon Creek Act 167

STONE TRENCH VOLUME V = L x W x D x 40% VOIDS
V = 130' x 4' x 1.25' x 40% VOIDS
V = 260 CU. FT. << VOLUME PROVIDED

FUTURE IMPERVIOUS AREAS V = 260 CU. FT. - 217 CU. FT. << EXCESS VOLUME PROVIDED
V = 43 CU. FT.
V = 43 CU. FT. x 12
V = 516 SF

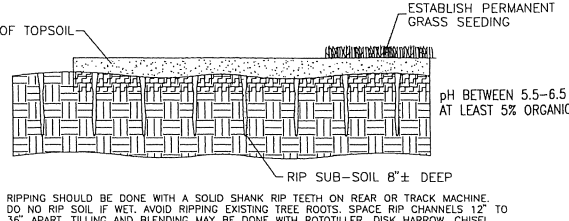
BASED ON THE EXCESS STORMWATER MANAGEMENT PROVIDED (43 CF) AN ADDITIONAL 500 SF OF FUTURE IMPERVIOUS AREA CAN EASILY BE ACCOMMODATED SHOULD THE PROPOSED BUILDING REQUIRE ADDITIONAL CONCRETE PADS, APRONS, ETC. NOT KNOWN AT THIS TIME

SITE DATA:

ADDRESS: 1301 MERMAID LANE WYNDMOOR, PA 19038
RECORD OWNER: ROBERTSON & FERRY, LP
COUNTY PARCEL NO.: 52-00-14311-00-1
BLOCK/UNIT NO.: 52-04-062
DEED BOOK/PAGE NO.: 5347-01892
PARCEL AREA: 170,454 S.F. or 3.9131 Ac.
ZONING DISTRICT: 'B' RESIDENTIAL DISTRICT

NOTES:

- 1. Boundary and topographic information derived from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during December 2022. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is -3°39'42" counter clockwise.
2. Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g3003u08 using Topcon Topnet Live virtual network system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCHMARK: Corner of concrete slab located near the northeast corner of the principal building, Elev. = 418.17
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
4. Subject parcel is designated in Zone X, areas determined to be outside the 100-Yr. floodplain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C033836, effective March 2, 2016.
5. This property is served with both public water by AQUA PA and and public sanitary sewer disposal by the Springfield Sanitary Sewer Department.
6. Soils properties on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 16, September 1, 2021.
UuBq - Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes
7. In conjunction with this project and associated disturbance, applicant should consider bamboo containment be implemented during construction to prevent further encroachment into property



TOPSOIL DETAIL NO SCALE

Table comparing existing site data and proposed site data after development. Columns include: EXISTING SITE DATA, PROPOSED SITE DATA, and PROPOSED SITE DATA AFTER DEVELOPMENT.

1. THE AREA OF THE EXISTING STONE STORAGE YARD ON THE SOUTH SIDE OF THE PROPERTY FORMERLY WAS THE LOCATION OF LANDSCAPE CONSTRUCTION EQUIPMENT, STORAGE RACKS, MISG, CONCRETE AND SHIPPING CONTAINERS AND HAS BEEN SINCE REMOVED AT THE DIRECTION OF THE TOWNSHIP. PER THE ORIGINAL SITE PLANS AND IMPROVEMENTS, THIS AREA WAS PREVIOUSLY THE LOCATION OF TWO ADDITIONAL GREENHOUSES.
2. THE CRUSHED STONE IN THE REAR OF THE BUILDING ON THE WEST SIDE OF THE PAVED PARKING AREA AND NORTH OF THE PAVED DRIVEWAY APPEAR ON THE 2003 AERIAL PHOTO AND ARE CONSIDERED TO BE ORIGINAL TO THE PROJECT.
3. THIS DISTRICT IN SPRINGFIELD TOWNSHIP GENERALLY DOES NOT HAVE ZONING RESTRICTIONS RELATED TO OVERALL SITE IMPERVIOUS AREA, ONLY BUILDING COVERAGE. HOWEVER, IMPERVIOUS AREAS ARE CONSIDERED FOR STORMWATER MANAGEMENT PURPOSES. THE INTENT OF THESE REGULATIONS IS TO AID IN EXHIBITING STORMWATER MANAGEMENT COMPLIANCE.
4. THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN A NET REDUCTION OF:
• 18,628 SF OF SITE IMPERVIOUS AREA WHEN COMPARED TO THE 2022 SURVEY (WITH LANDSCAPE YARD)
• 4,357 SF OF SITE IMPERVIOUS AREA WHEN COMPARED TO THE ORIGINAL IMPROVEMENTS CONSTRUCTED