

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
December 5, 2023**

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, Mr. Sands, Mr. Devine, Mr. Schaefer, Ms. Blankin, Mr. Harbison, Mr. Quill, and Mr. Mascaro. Also in attendance were Michael Narcowich, Community Planner from Montgomery County Planning Commission, Commissioner Baird Stanish and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The review of the minutes from the Planning Commission Meeting on Tuesday, November 21, 2023, has been postponed at this time.

Commissioner's Report:

Commissioner Standish informed the Planning Commission Members that stormwater controls are a major concern for the Board of Commissioners. He reported that stormwater projects for Skyline Drive, 200 Block of Arlingham Road, and a portion of Church Road are being discussed and are under review by the Township Engineer. The Board of Commissioners will be considering the development of an Open Space Fund. This fund would allow donations to be used to obtain additional open space, make improvements to and maintain existing open space. Commissioner Standish informed the Planning Commission that the proposed 2024 budget should be adopted by our next meeting. The Board of Commissioners also voted to move forward with their appeal of the Blue Line Matters lawsuit. The vote to move forward was 4 in favor and 3 opposed.

New Business:

PC1: Mr. Joseph Kuhls, Esq. presented the three lot Subdivision & Land Development Plan for the property located at 902 E. Pleasant Avenue, Wyndmoor, PA, 19038. The plan calls for the development of two new single-family dwellings, with the existing dwelling to remain as the corner lot.

Mr. Kuhls stated that after working with the Township Engineer the project has been reduced from three new dwellings to two. The twin dwelling unit has been removed and a single-family dwelling added. The new lots have been increased in size from the required minimum lot area of 1,500 square feet to 5,200 square feet. The lot containing the existing dwelling will be 4,871 square feet.

Mr. Kuhls stated that the proposed development will comply with all the zoning requirements to include setbacks, coverage limitations, building height and the like.

Mr. Kuhls discussed the increased on-site parking for the two new single-family dwellings and the increased on-site stormwater management system. The Woodrow & Associates Review Letter dated November 14, 2023, was discussed point by point.

The following waivers have been requested:

Section 95.7.H: The requirement for a Landscape Plan prepared by a Certified Landscape Architect. The applicant stated that they will submit a Landscape plan but requested a waiver to allow the project Engineer to prepare the plan. This request was recommended for approval.

Section 95.10.A: The requirement for a minimum 50 foot right-of-way for residential developments. A waiver was requested to allow the existing rights-of-way to remain as currently listed on the plan for both Pleasant and Elm Avenues. This request was recommended for approval.

Section 95.10.C: The requirement to alter the radius at the intersection of Pleasant and Elm Avenues. This request was recommended for approval.

Section 95.10.I: The requirements for the installation of curbing and sidewalk. The applicant has requested a waiver to allow the existing curbing and sidewalks along Elm Avenue to be inspected and those areas in need of replacement, being addressed. However, undamaged curbing and sidewalks may remain as currently installed. This request was recommended for approval.

Section 95.11.E.1, Section 95.11.E.2.and Section 95-11. E.8: All pertain to dedication of lands for use as open space for residential development within Springfield Township. The applicant has requested a waiver from these requirements and intends to enter into an agreement with Springfield Township to allow a fee to be paid in lieu of the offering of open space. This request was recommended for approval.

Section 95.10.A: This is the requirement for residential streets to have a minimum paving width of 30 feet. The applicant has requested a waiver to allow both Pleasant and Elm Avenue to remain as currently constructed. This request was recommended for approval.

Mr. Kuhls confirmed that the balance of the Staff Review Letter, dated November 14, 2023, would be a "Will Comply".

Mr. Mascaro opened the questioning up to anyone in attendance.

Mr. Melvine Perrine, 7812 Elm Avenue, Wyndmoor, PA stated that the on-site stormwater management system would not work and asked who is responsible for off-site flooding once the system fails. He also would like to know who will be responsible for remediating the underground pollutants that will migrate onto the neighbor's properties. These questions were not addressed by either the Planning Commission or staff.

Ms. Ilene Orlando-Cohen, 7821 Elm Avenue, Wyndmoor, PA stated that she has made many improvements to property over the years to reduce the effects of stormwater flows and would like to know who will be responsible to ensure there is no damage to her property.

Dr. Alexandra Klinger, 7811 Elm Avenue, Wyndmoor, PA stated that the stormwater management system proposed for this development will not work. She claims that there is too much coverage on these sites. She demanded that she be granted access to stormwater management reports for this development.

Commissioner Standish informed Dr. Klinger that she and her neighbors are free to attend that Board of Commissioners Workshop Meeting on Monday, December 11, 2023, and discuss directly with the Township Engineer the plan for on-site stormwater management for this development.

Mr. Penecale informed Dr. Klinger that the Stormwater Management Report for this project is public record and she can obtain a copy by filing a right-to-know request.

Mr. Mascaro asked Mr. Kuhls to address the General Design Standards listed within the Woodrow & Associates Staff Review Letter dated November 14, 2023. Mr. Kuhls responded that the applicant will comply with comments 1 through 12.

A motion was made to recommend approval for the plan and requested waivers. The motion was seconded, and the recommendation passed by a vote of 7 in favor and 0 opposed.

PC2: Joseph Kuhls, Esq, Chad Brensinger, PE, Mr. John Ferry and Mr. Taylor Ferry were in attendance to present the Land Development Application of Robertson/Ferry for the property located at 1301 Mermaid Lane, Wyndmoor, PA 19038.

Mr. Kuhls explained that Robertson Flowers has occupied the site since the 1950's and the property has changed over the years. The last adaptation was in 1999 with the addition of over 15,000 square feet of greenhouses and a small retail shop.

Mr. Kuhls stated that over 6,900 square feet of greenhouse space has been removed and the applicant seeks approval to add a storage building of 2,600 square feet and another building of 1,000 square feet that will house a refrigeration system. In addition, all of the box trailers with the exception of one will be or have been removed from the property.

Mr. Kuhls discussed the legal non-conforming use of the property and partnership between the property owner and Springfield Township with the creation of Laural Beech Park.

Mr. Mascaro reviewed the contents of the Woodrow & Associates Review Letter dated October 26, 2023. The requested waivers are as follows:

Section 95-6: The requirement to submit both a preliminary and a final plan for a development of this nature. The applicant has requested a waiver to allow the preliminary plan to be submitted as a final plan. The Planning Commission is in favor of this request.

Section 95-7.H: The requirement to submit a separate landscape plan. The applicant has requested a waiver from this requirement since no additional landscaping is proposed to be installed and no existing landscaping is proposed to be removed. The Planning Commission recommends approval of this waiver providing the buffer is inspected by the Township Engineer and the applicant be responsible for any additional planting required by the inspection. A Landscape plan would be required if requested by the Township Engineer.

Section 95-7. I This is the requirement to submit a traffic management study. The Planning Commission recommends approval of this waiver request.

Section 95-11. G: This is to clarify that the applicant will provide a 20-foot-wide drainage easement from the centerline of the existing drainage swale.

Section 95-11.I(1)(a)/ 95-11.I(1)(b): A landscape buffer would be installed on the applicant's property in the event that the bamboo on the neighbor's property dies or is removed.

Comment #4 Storage Trailers: The applicant seeks approval to allow one storage trailer on site. The trailer must be stored within the rear yard and screened from the view of Mermaid Lane. The Planning Commission is in favor of allowing one storage trailer to remain on site.

There was no public comment on this application.

The applicant stated that the balance of the comments contained within the Woodrow & Associates letter dated October 26, 2023, are all will comply. This recommendation to approve the plan as submitted was unanimous with a vote of 7 in favor and 0 in opposition.

The meeting was adjourned at 7:53 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning