

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
January 5th, 2010

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above.

Chairman Bob Gutowski called the meeting to order at 7:00 PM, present were Angela Murray, Amanda Helwig, Joe Gerber, Bob Gutowski, James Mascaro, Mary Holland, Joseph Devine, George Schaefer. Absent: David Sands

Commissioner Doug Heller and Rob Dunlop the Staff Liaison represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes

Minutes of the December 1st, 2009 meeting were read. A motion to approve the minutes was made by M. Holland and seconded by B. Gutowski. All in favor.

Board of Commissioner Update

D. Heller

- The official swearing in of officers took place. The times of all township meetings shall remain the same.
- Springfield Township Historical Landmarks Ordinance. It was previously recommended that the BOC authorize Solicitor Review and Comment of the Draft Ordinance before the PC proceeds further. BOC approved for the Solicitor to review.
- St. Paul's Church had 2 signs they wanted consolidated to one LED sign, the ZHB approved a larger sign, but disapproved it being LED. Discussion of re vamping the Sign Code is being discussed.
- Flourtown Shopping Center / Federal Realty asked for an extension w/o limitation, which they were granted. Commissioner Heller anticipates the next time they approach the PC they will have a specific use proposed for the new pad site.
- The Springfield Elementary was granted their waiver of land development for their additional 10,319 sq ft addition. While a motion was made to approve there was no second. The motion passed one week later. It was felt there is a general discontent on how the project in general has been handled to date.
- The Village Center Zoning District will be on a future BOC Agenda.

Old Business

R. Dunlop to follow-up with request to BOC for selective updating of the Zoning Code and for clarification of B. Kirk memo discussed at prior PC Meeting. R. Dunlop to follow-up with R. Johnson regarding the Demographic Study that was commissioned by Springfield Township School District.

New Business

St. Genevieve Parish
1301 Bethlehem Pike, Flourtown

Anthony Hibbeln, P.E.

The Parish is proposing renovations to the worship hall interior, which while not increasing the seating, will create a better use of the space, naturally direct traffic through a more centralized entrance, and include renovation of the bathrooms. With the addition of a more prominent entrance, the Parish hopes to draw more parishioners to park in their lots and reduce the number of parishioners parking on Bethlehem Pike. There will be a small increase to the building footprint for the proposed alter and font area. The Parish is seeking a waiver of land development for the re-configuration of the existing parking area and two small additions to the building.

Discussion

There is currently a 2 foot planting strip running along the side of the building that will be extended to 5 feet. The current 4 foot wide sidewalks will be extended to 5 feet wide. There is currently no storm water management on the property. The proposal calls for an overflow pipe to help hold and direct water out to Bethlehem Pike. The new lot will continue to follow topography and direct water to a retention system next to the building in the newly expanded 5 foot wide planting strip. Percolation tests should be completed in the next few weeks. On the south side of the church where the lot is to be expanded, the PC commented they would like to see a gravel drip edge added to collect the water from the lawn that is shearing off during rain events to assist in storm water retention. There will be no increase in occupancy and no change in the number of parking spaces.

The PC in review of the plans and through discussion would like the following items addressed and satisfactory review of plans by the Township Engineer to grant waiver of land development:

- Lighting proposal for entrance- Intensity and Hours of illumination.
- Landscape Plan- Native canopy species preferred and screening of parking lot from Bethlehem Pike – Dawn Red Woods or Bald Cypress
- Storm Water calculations and net reduction in flow as a result of development- Include drip edge proposal from PC to southern portion of extended parking lot.
- Soil & Percolation Tests
- Sufficient recording of data on plans
- Tree Plan from Certified Arborist- Evaluate the condition and health of the Maples

Comment

M. Holland commented this is a huge improvement to the property and views from Bethlehem Pike of the facility. She would encourage the Parish to continue to find ways to eat away at their impervious surfaces on the property in the future. G. Schaefer commented that it is refreshing to see a creative reconfiguration to a property without a lot of modifications.

Motion to approve made by G. Gerber and seconded by M. Holland. 8 all in favor.

Genesis Hartson Hall
350 Haws Lane, Flourtown

Anthony Hibbeln, P.E.

Genesis Healthcare presented plans in support of a request for waiver of land development for the installation of (16) additional parking spaces at the facility. This proposal is based on the current operations taking place at the facility and keeping in mind the Lot 1 and 2 proposed subdivision of the property. The parking spots are proposed along an existing driveway that will add convenient parking to the entrance. There is a storm water retention basin on site, where storm water could be directed or an underground retention basin could be added under the proposed parking spaces. No percolation test has been conducted yet.

Discussion

The PC would like to see a Tree Study conducted by a certified arborist of the existing trees that would be impacted by this disturbance. There needs to be perimeter 10 to 16 feet of buffer on the other side of the driveway with the neighbors. An island is needed to break up the number of spaces proposed per code.

Based upon discussion, the PC denies the applicants request for waiver of land development and requests the applicant resubmit with the following:

- Tree Health Assessment / Protection Plan
- Introduction of appropriate Island

- Landscape Plan (species of trees in buffer)
- Testing of Storm Water (show compliancy)
- Lighting Plan
- Evidence of contacting adjoining property owners (Ireland through Swift)
- Storm Water Review of Existing Basin

New Business Cont.

B. Gutowski welcomed the new PC member, George Schaefer to the group. Elections took place, all officers to remain the same for 2010. B. Gutowski Chairman, J. Mascaro Vice Chair and A. Helwig, Secretary. Chairman Gutowski expressed interest in reaching out to other committees and boards in the Township, create joint educational opportunities. Also it was agreed to line up a workshop session and presentation of Solar Energy and its impacts on our community.

Meeting adjourned 9:28 PM made by G. Gerber and seconded by G. Schaefer. All in favor.
The next PC meeting shall be January 19th, 2010.
Amanda M. Helwig, Secretary