

**MINUTES OF MEETING**  
**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**  
January 19th, 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, 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 January 5th, 2010 meeting were read. A motion to amend and approve the minutes was made by J. Gerber and seconded by M. Holland. All in favor.

**Board of Commissioner Update**

**D. Heller**

- The BOC has begun the work of revising areas of the sign code – especially dealing with electronic message display signs.
- The BOC is working on getting the PC agenda to be distributed to residents within 500 feet of subject premises that come before the PC.
- St. Genevieve's request for waiver of land development was approved by the BOC with the 6 conditions noted by the PC.

**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.

PC is hoping to have a presentation on Solar Energy during the second February PC Meeting. J. Holland to provide R. Dunlop with contact from the County to speak. This is to help educate the PC on Commercial and Residential usage. EAC and Sustainable Springfield as well as the entire community should be alerted of this presentation.

**New Business**

**9425 Stenton Ave**  
**Erdeneheim, PA.**

**Dan Helwig**  
**Martin Swaggard, P.E.**  
**Steven Jack, Reg. Arch.**

The applicant presented a revised preliminary land development plan for a new 30 unit dwelling, and was seeking the input of the PC. This project started in 2008 and has been amended several times. Recently, the owners recently received a decision from Commonwealth Court which upheld the original zoning ruling regarding the proposed re-development. After listening to neighbor's requests and holding meetings with them some of the following modifications have been made to the plan. First, the garage sheds bordering the neighbors on Gordon Lane whose original purpose was to block car headlights were removed, as an alternative the developer will be installing fencing and a substantial landscape buffer to provide privacy year round. There are 36 exterior spaces and 33 interior parking spaces. There is one space per unit, the additional 3 interior spots will be sold to those owners desiring additional interior parking. In an attempt to lower the perceived height of the building the designer is now showing dormers on the third floor. The designer has also introduced three different exterior finishes to break up the mass of the building to add to its visual appeal. The sloped roof area has also been designed to block views of the mechanical systems on the roof and direct noise away from adjoining properties. The current plan calls for brick, real stucco and recycled composite material designed to look like cedar siding. Each unit will have a balcony and have double hung sash windows. The natural ventilation to the lower level parking areas has been increased

which will eliminate the need for a mechanical ventilation system - reducing energy costs and cutting down on noise pollution. The building is equipped with two elevators. The larger is intended for moving larger items like furniture and also for emergency situations where a stretcher maybe needed. There are in addition 4 sets of stairs, two in the front, one in the middle and one in the rear of the building. Security fobs allow entry into the underground parking. The fob is also needed to use the elevators or to gain access to stair wells to enter the building. The Main Entrance in the rear is accessible into a lobby, where residents will again need a fob to make entry. There are trash shoots on every level; one for Recyclables and one for Trash, both will have compactors installed. All units at this time will have 2 bedrooms and 2 full baths. The smallest units will be 1,300 sq ft and the largest units just shy of 2,000 sq ft. There has been an overall reduction in the impervious surface of the site by 5% and almost a 10% decrease in storm water.

### **Public Comment**

Dorthea Hatt, Tenant 9425 Stenton Ave

Ms Hatt questioned the overall security of the building. Helwig reiterated the fob entry system, the central monitoring system being investigated and the use of possible cameras on the site. Emergency Generator will be installed onsite to keep hallways and common areas lit. Hatt also asked for more clarification of sound proofing between levels. Jack explained the concrete plank construction allows for sound buffering between floors and additional insulation for efficiency.

### **Review Letter Dated January 12, 2010**

1. To be addressed by BOC
2. Draft Landscape Plan submitted to Twp Engineer and Chairman Gutowski for comment.
3. (a.-f.) To be addressed by Engineer F.Tavani who conducted Traffic Impact Study. Applicant is seeking a waiver of (e.) since there will be less traffic created than the present usage.
4. Seeking a Waiver Request.
5. Fee In Lieu
6. – 15. Will Comply
7. Has been submitted, have agreed to STEM requests
8. -20. Will Comply

### **Summary**

The PC would make the following recommendations;

- 1.) While there has been some improvement to Storm Water Management, the PC feels that while the parking lot is being redone further improvements can be made to allow storm water to infiltrate.
- 2.) Front Driveway; see a balance of safety and appeal and limit impervious surface.
- 3.) Would like reconsideration of the materials to be used on the exterior – emphasizing the best traditions of Springfield Township Architecture.
- 4.) Illumination Plan; would like to see lighting along buffer zone with Gordon Road neighbors with lighting directed towards lot. Also, place a canopy on rear Main Entrance with illumination.
- 5.) Contour Lines on Neighboring properties to be depicted on future grading plans.
- 6.) ISA Certified Arborist to conduct a Hazard Evaluation of trees along Ganley, property to see if they are worth saving.
- 7.) Rear Elevations of Buildings, Shadow Lines indicating possible impact on neighbors.

Next meeting the PC will begin evaluating the Comprehensive Plan for improvements. Each member to begin reviewing the document and target areas of interest.

Motion to Adjourn. 9:04 PM. J. Mascaro and seconded by A. Murray. All in Favor.  
The next PC meeting shall be February 2, 2010.  
Amanda M. Helwig, Secretary