

**MINUTES OF MEETING  
SPRINGFIELD TOWNSHIP PLANNING COMMISSION  
July 6th, 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, with the following members present: Angela Murray, Amanda Helwig, Joe Gerber, Bob Gutowski, Mary Holland, George Schaefer, David Sands and Joseph Devine, James Mascaro. Commissioner Doug Heller and Rob Dunlop, Staff Liaison represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

**Minutes**

Minutes of the June 15th, 2010 meeting were read. Minutes were approved with an amendment, motion made by J. Mascaro and seconded by J. Devine. All approved.

**Board of Commissioner Update**

- No Update

**D. Heller**

**New Business**

**Carson Valley Children's Aid  
Flourtown School House  
15 West Wissahickon Ave., Flourtown.**

**Catherine M. Harper, Esq.  
John J. Cavanaugh**

The applicant appeared before the PC requesting a waiver of formal Land Development for the recently acquired Flourtown School House property. This property was originally built as a public school in 1879 and was later in 1978 altered to include two apartments in the east wing. The applicant is seeking to convert those two apartments back into classrooms and associated amenities and to continue and expand the use of the site as a Pre-School and Day Care Facility. All work is to be interior renovations.

The current school is licensed for 59 students and the applicant hopes that upon Department of Education approval, the number will increase to a capacity of 125 students. This is based upon the floor area and exterior play area determinations of the state. Plans are for traffic to enter in the driveway of 19 W. Wissahickon, a property the applicant previously purchased and raised the structure of, and direct traffic to the rear and around again to the east side exit. By directing pickup and drop off traffic behind the building it allows for a greater cueing of vehicles. The property currently suffers from traffic issues because parents only utilize the small circular drive in the front or park at St. Genevieve across the street. The applicant insists there will be no street parking and employees and staff / personnel will park offsite at Orchard House located off Bethlehem Pike and walk to the facility.

In seeking knowledge of the long term goals of the applicant for the entire property, the applicant Mr. Cavanaugh relayed that the Trustees have no desire to develop the property and are great proponents of Open Space and conservation. They hope that with waiver of formal land development they will be able to open their doors by September for the new school year.

The PC commented that they would prefer to see a real illustration of the site plan. They also would have preferred to have had STEMS comment on the nature of the change in intensity and if they would have had safety recommendations.

**Public Comment**

Mr. Barry Bergbauer of 9 W. Wissahickon Ave stated he was not able to be present at a meeting of the neighbors with the applicant. He came to voice his concern over the traffic that would be generated by an increase in student population. Bergbauer put forth that students currently are walked across the street from St. Genevieve and traffic

backs up on Bethlehem Pike. This is exacerbated when school buses are picking up and dropping off at the School as well.

After further discussion the PC motioned a recommendation of a waiver of formal land development with the following conditions:

- 1.) Applicant will agree to put in writing that staff and other service personnel will not park on site or on the street rather in parking spaces provided by the applicant at Orchard House.
- 2.) Applicant will provide plans of both the Flourtown School House and Orchard House for Staff and the Traffic Officer to review and make recommendations to improve traffic flow and safety.
- 3.) Strongly recommend the applicant have all drop offs at the east wing to increase the capacity of the cue area of vehicles.
- 4.) Strongly recommend the driveway be one way.
- 5.) Strongly recommend that the cue line be staffed to monitor pick up and drop offs.

Motion made by A. Murray and seconded by J. Devine. 1 opposed, 8 in favor, motion carried.

### **Old Business**

#### **June 1<sup>st</sup> 2010 Minutes.**

R. Dunlop to send out revised minutes with amendments for PC to review for August 3<sup>rd</sup> Meeting.

### **Comprehensive Plan Review**

The Comprehensive Plan Sub Committee met prior to the regularly scheduled PC Meeting. Chairman B. Gutowski shared with the PC the Sub Committee's process.

The Sub Committee will begin drafting an "Emerging Issues" document based upon the Matrix compiled by A. Helwig. Once the draft document is ready it will be offered for public comment to the following. Based on these interviews and comments a second draft will then be created:

- 1.) Mike Taylor, Chuck Bailey, Rob Dunlop, Charlie Carabba ( Township Officials)
- 2.) EAC & BOC
- 3.) Local Community Groups; Wyndmoor Civic Assoc, Rotary, Springfield Historical Society, FBA, Open Space Committee, Shade Tree Commission, School Superintendents, Friends of Bethlehem Pike, Oreland Lions, Friends of Springfield Panhandle.

The second draft will then be posted for public comment.

Motion to adjourn meeting at 8:26 pm made by B. Gutowski and seconded by A. Murray. Motion carried unanimously.

The next PC meeting will be at 7:00 p.m., August 3rd, 2010 at the Township Building

Amanda M. Helwig