

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
October 19, 2010**

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Vice-Chair James Mascaro called the meeting to order at 7:00 PM, with the following members present: Joe Gerber, Joseph Devine, David Sands, James Mascaro and Angela Murray. Commissioner Doug Heller and Rob Dunlop, Staff Liaison represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

**New Business Genesis-Harston Hall
 350 Haws La., Oreland**

**Edward J. Hughes, Esq.
Anthony Hibbeln, P.E.**

The Applicant, represented by Messrs. Hughes and Hibbeln, presented a sketch plan dealing with the remediation of the off-street parking facilities associated with the 120-bed Harston Hall Nursing and Rehabilitation Center. This sketch plan has been extensively modified since the last time it was presented to the PC in February of this year. During that former presentation the PC gave direction to Mr. Hibbeln regarding the plan. Mr. Hibbeln reviewed the 7 recommendations, along with the corresponding change:

1. Applicant made direct contact with all neighboring property owners and invited them to a meeting regarding the proposed changes. Only one neighbor attended the meeting. This neighbor was generally pleased with efforts to buffer the parking area from nearby homes.
2. Adequate lighting for vehicular and pedestrian safety is included in the plan in a manner that will not impact neighboring properties.
3. Landscape islands are included in revised plans per sec. 114-134.F(2) and sec. 95-11I of Township code.
4. Screening buffer along neighboring properties on Fraser Rd. has been provided according to sec. 114-134.F(1) and 95-11I of Township Code. Existing 6' stockade fence would be repaired, and included as part of the buffer.
5. Stormwater management plan will be based on underground infiltration system located under the area of the new parking stalls. Full soil infiltration tests will be performed before the design is finalized.
6. A certified arborist has prepared a report on the health of all trees whose drip-lines will be in the area of disturbance.
7. Mr. Hibbeln has increased the number of new parking spaces from 16 to 35 after review of actual parking needs at the facility in response to PC concerns that 16 spaces would not fully remedy the parking problem.

After this review of his response to the PC's guidance, Mr. Hibbeln noted that the former application made to the Township regarding this project was in the form of a request for a waiver land development. But, since the project has grown in scope he believed that a waiver request was no longer feasible. A land development application will be submitted to the Township including full stormwater and landscape plans. At this point Mr. Mascaro invited questions from the audience.

Peter Amuso, Esq. representing the School District of Springfield Township, stated that he was relieved that Genesis was no longer seeking a waiver of land development. The School District is very concerned about stormwater management for the project.

Mr. Mascaro directed Mr. Dunlop to include the School District on the notification list for the future meetings that will deal with the land development application.

Mr. Mascaro asked if any work would be proposed within the drip-line of any of the larger trees on the property. Mr. Hibbeln stated that there would be impact on some of the mature trees on the property. That impact is included in the arborist's report – which will be submitted with the land development application. Mr. Mascaro thought that this report would be of great interest to Mr. Gutowski because of his expertise in this area. Mr. Hibbeln agreed to make a copy of the arborist report available to Mr. Gutowski before the next meeting regarding this application.

Mr. Dunlop asked if the total impervious coverage increase for the project would be under the 40% maximum included with the Institutional zoning district. Since the calculation included on the plan was for a proposed 41.2% total impervious coverage, Mr. Hibbeln agreed that the plan would have to be revised with no more than 40% total impervious coverage to bring it into conformance with zoning requirements.

Old Business Township Comprehensive Plan

Mr. Dunlop and Ms. J. Holland reported that the “Emerging Trends & Critical Issues” document is nearing completion. The sub-committee hopes that a final draft of this document will be distributed to the PC next month for review. The “Emerging Trends & Critical Issues” document will be used in the public outreach phase of the Comp. Plan review process.

Cell Communications Micro-Facility Ordinance

PC discussed this proposed ordinance at the October 5, 2010 meeting. Because 4 members were absent at this meeting the PC agreed that the matter should be placed on the agenda on the November 16, 2010 PC meeting.

Minutes

Minutes of the October 5, 2010 meeting were read. Minutes were approved with amendments, motion made by Ms. Murray and seconded by Mr. Gerber. Motion approved unanimously.

Board of Commissioner Update

D. Heller

BOC held a hearing on October 13th on three zoning ordinance amendments:

1. The redistricting of the 100 Block of Orlemann Ave. The input received from homeowners was favorable – although some residents asked for specific legal clarifications on different aspects of normal residential uses. After discussion, the BOC seemed more inclined to change the zoning district to “C” residential because this was in conformance with surrounding residential properties.
2. Definitions of “Family” and “Group Home”. BOC seemed in agreement about this change to bring the definitions into line with federal legislation.
3. Electronic Message Board Sign Ordinance – BOC are not in agreement regarding this zoning change. Discussion indicated that this ordinance may have to be modified before it can be adopted.

All business before the PC having been addressed the chair entertained motions for adjournment. An adjournment motion was made by Mr. Gerber and seconded by Ms. Murray. This motion was approved unanimously at 8:20 P.M.

R. Dunlop