

**MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
June 7th, 2011**

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: 03 PM, with the following members present: Amanda Helwig, Mary Holland, David Sands, Joseph Devine, Bob Gutowski, George Schaeffer and Angela Murray, James Mascaro and Joe Gerber. Rob Dunlop Staff Liaison and Commissioner Doug Heller represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes: Minutes of the May 17th, 2011 meeting were read. Motion to approve the minutes made by Angela Murray & seconded by Mary Holland. All in favor. James Mascaro abstained.

Board of Commissioners Update

Commissioner Heller

LGBT Ordinance coming up on the agenda.

Village Commercial ordinance being reviewed and will come back to PC.

Street Scape along Bethlehem Pike is coming along; trees, cross walks, street lamps, banners. Remaining lamp posts will hopefully all be in by July. Re-stripping plan is back to PennDot. If approved we do the Engineering and then need to get funding.

Wissahickon Roundtable document provided with Springfield Township recommendations, pg 16.

**Wyndhill Professional Center
8200 Flourtown Ave., Wyndmoor**

**Rhett Jones, Architect
Edmund J. Campbell, Esq**

Applicant presented additional materials to the Planning Commission in support of their request for a waiver of land development to construct 33 additional parking spaces along the perimeter of the existing parking lot. The 33 spaces have previously been identified as "reserve spaces" on the 1982 land development plans for this facility. A Parking Study was prepared as requested by the Planning Commission.

The survey was sent to occupants and had a 69% response rate. The lot was monitored for two days from 9am-12pm as a time frame to determine business usage. This does not take into consideration the use of the park in the afternoon and evening. Currently 3,000 sq. ft. are vacant and the parking spaces requested are needed for the anticipated use.

Any trees removed will be replaced. 6 Red Maples are proposed. 8 AM to 8 PM are the hours of operations. Signage will be improved to be more pronounced. STEMS do not want parallel parking along the fire lane. Identification of the Fire Lane with striping or signage to prevent parking and increase safety was discussed.

Public comment

Mark Cosgrove. 8137 Flourtown Ave. On 4/13/11 at 10:15am counted 33 empty spaces. Also noted it is busy in the morning. Feels that it doesn't make sense to add parking for a limited demand time.

Jennifer Tsui. 808 Southampton Ave. She reinforced that there are ample spaces during the peak hours.

Discussion:

R. Dunlop said code is vague in this situation how this is handled. Wyndhill has cooperated and worked very closely to a land development process. In the future perhaps the PC can look at outlining the process of dealing with scenarios like this

when they come up. They may implement the plan by right to activate reserve parking spaces and are seeking a waiver of Land Development. The applicant by even improving the storm water management is taking steps similar to a land development process.

Motion by J. Mascaro to recommend to the BOC a waiver of land development with the applicant including signage and striping along the fire lane, storm water management as proposed, landscaping and proposed islands. Seconded by J. Devine. 8 -1 motion carries.

Further discussion, M. Holland observed that the location is in a dense residential neighborhood and does not invite foot traffic. G. Schaefer was opposed and commented that since the parking study didn't express a need for additional parking. He didn't feel it was warranted. A. Murray commented that she felt the PC had no choice since they had an established right to proceed. The improvements to storm water management would have definite community benefits.

1527 Bethlehem Pike, Flourtown

Tony Mascaro

Applicant presented plans in support of a request for waiver of land development for the conversion of 1125 sq. ft. of the existing building from an auto repair shop to a water ice/ice cream shop. Customer service for the proposed shop would be through a walk-up window only – no portion of the building would be used as an eat-in service area. Seasonal use is proposed, an early June through early September. Figures for 8 parking spaces and one is handicap accessible.

M. Holland says it should be a van accessible space. Suggested marking a walkway and creating some green space along the front of the deck. A. Helwig commented concern of pedestrians to be directed to front of building to line up versus being lined up near the garage door and suggested larger queue area in front to accommodate customers. Applicant mentioned making area up to 6 feet wide and to add bollards to protect where the customers are walking up. Applicant is also considering landscaping improvements and making the parking lot lines more conventional. Property will be well illuminated.

PC recommended to the BOC a waiver of land development with Staff being responsible for making sure of the proper implementation of a ramp, safe pedestrian area, and parking lot line adjustment. Motion by A. Murray and seconded by J. Mascaro. 8-1 motion carries. M. Holland opposed because she just feels it isn't ready to be presented to the BOC.

Springfield Township Comprehensive Plan

Web Enhancement Committee suggested chapter on technology and communications. J. Holland provided updated documents for all PC Members to review and plan on working on the Comprehensive Plan at the next PC Meeting.

Motion to adjourn by M. Holland and seconded by J. Mascaro. 9:05 PM

Next Meeting of the PC will be Tuesday June 21st, 2011 at 7PM

Minutes by A. Helwig, Secretary