

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
November 1, 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 7:00PM, with the following members present: Amanda Helwig, Mary Holland, David Sands, Bob Gutowski, Joe Gerber, Angela Murray, George Schaefer, and Joseph Devine. James Mascaro, Commissioner Doug Heller, and Jean Holland were absent. Rob Dunlop Staff Liaison represented the Township this evening.

Minutes: Minutes of the October 18th, 2011 meeting were read. Motion to approve the minutes made by J. Devine and seconded by D. Sands. Minutes approved unanimously.

Commissioners Report:

R. Dunlop relayed that the ETCI is up and running on Township Website.

New Business

150 Roesch Ave, Oreland, PA.
Frank Jamison, Jamison Masonry Restoration

Applicant presented a sketch plan for the above noted property involving the construction of a one-story 1,056 sq. ft. office addition to an existing warehouse building. My Jamison has owned the property since 1998. Applicant did go to all neighbors and has Springfield Township Residents as employees.

He currently operates his business out of the front and has 2 tenants, a Landscape Company and a Tree Removal Service in the rear. At this time, he requires additional office space. He is planning on asking his current tenant, Scott's Tree Service, to move.

The sketch plan calls for the addition of 3 trees and shrubs along Calwell Ave, as well as the addition of a new curb cut to enter the rear of the property. In the past a foul smelling water was found to be draining onto Ulmer Ave. DEP came out and tested for contaminants. They concluded it was a naturally occurring percolation of ground water. The site is also adjacent an old railroad bed that rises about 10 feet above the site. The rear yard currently is not paved, but layered with compacted mud and stone. Since the site historically drains towards Roesch Ave, the applicant proposes to grade towards Calwell Ave to help prevent runoff. He has also agreed to add fencing all the way down Calwell Ave.

PC discussed appropriate trees to be added to the site and include but are not limited to; Honey Locust, Red Maple, White Oaks and Swamp Maples. PC also asked the applicant to consider in the future when the applicant comes in for future site development, since this is intermediary, the opportunity below the Railroad bed to increase the infiltration. The PC felt that

this is a temporary addition, in as much as the Applicant's long term plans are for a more comprehensive addition, to consider this an interim phase and recommend a waiver of land development. The PC stipulated they would only allow this if the addition is owner occupied for personal use. They also still want to see a grading plan that staff reviews.

3 Trees and a line of shrubbery. On grading plan need to show stability of tree lines within next 5 years when property is developed.

Motion to recommend a waiver of full land development plan, condition upon the trailer addition to be used by the property owner and not to be leased; that this interim waiver be in effect for no more than 5 years, that 3 Street Trees and shrubs be added to the site, and that grading plans be reviewed and approved by the Township Engineer. If the applicant requires further use, the Applicant must come in for full land development. A. Murray made the motion and it was seconded by J. Devine. All in favor.

Old Business

The PC entered into a Workshop Session of the Comprehensive Plan.

Final details of the November 15th Open House were discussed. The regular PC Meeting will start at 7:30 PM that night to allow for room reconfiguration. PC Members should be prepared to discuss Chapter 3 at the next meeting, along with Chapters 2 & 4 if time allows.

Motion to adjourn A.Murray at 8:56 pm seconded by D. Sands. All in Favor.

Minutes by A. Helwig, Secretary