

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
August 21, 2012

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 7:05 PM, with the following members present: Bob Gutowski, Angela Murray, David Sands, and Joseph Devine, Steve Schagrin and. The following members were absent from tonight's meeting: Amanda Helwig, James Mascaro, George Schaefer and Mary Holland. Commissioner Bob Gillies and Rob Dunlop represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC).

Minutes: Minutes of the August 7, 2012 meeting were read. Motion to approve minutes was made by S. Schagrin and seconded by D. Sands. Motion approved unanimously with 2 abstentions.

**629-631 Bethlehem Pike Subdivision
Erdenheim**

**Daniel Mullin, P.E.
Grace & Charles Serratore**

Engineer Mullin provided an overview of subdivision which involves separating the property at 629 Bethlehem Pike from the neighboring property at 631 Bethlehem Pike. Currently there are three parcels with the boundary of the two main parcels running through the middle of the garage /carport building at the rear. Two new parcels will be created which will now put the rear garage/carport building on the parcel at 629 Bethlehem Pike. Cross easements on both properties will result in a shared parking arrangement. No new construction is proposed with this subdivision. Bob Gutowski asked if there were similar shared parking situations in this area. Rob Dunlop answered that there weren't any other examples. All members of the PC agreed that more shared parking lots would be beneficial in the future.

Applicant and PC examined the review letters from the Township Engineer and the MCPC. On the Township letter applicant is requests waivers for landscaping and buffering requirements (comments 11, 14, 15, 17, 18, 19, 20, 21a & 21 b). All other comments will be complied with. On the MCPC letter applicant agreed to mark utilities and fully execute cross-easement agreements acceptable to the Township Solicitor. Chair Gutowski asked for public comment – no residents were in attendance regarding this application. Angela Murray made a motion to recommend approval based on the above noted waiver items, this motion was seconded by Dave Sands and approved unanimously. Members of the PC extended their thanks to the applicant for presenting a plan that included a shared parking arrangement.

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Flannery Field Land Development
LaSalle College H.S.
8605 Cheltenham Ave., Wyndmoor

Anthony Hibbeln, P.E.
Brother James Butler
Mark Gibbons

Anthony Hibbeln, P.E. provided an overview of the plans for improvements to Flannery Field (located near the dead-end of Cobden Lane). These improvements include the resurfacing of the existing track, installation of synthetic playing surface for the field, putting in place lighting, replacement of the existing 105-seat bleachers with a new 535-seat bleachers and installation of associated paths and accesses. The applicant had previously presented a sketch plan to the PC for this project. Representatives of LaSalle and neighbors have met several times to discuss their concerns. The chief concerns of the neighbors are stormwater management, landscape buffering, parking and lighting.

Mr Hibbeln presented a sample of the turf system (sprinturf) to the PC along with a description of the existing drainage tile field system under the field. This tile field will be replaced with an improved system that will direct the water that is drained through the turf into the existing management system that eventually terminates at the very large basin next to route 309 (commonly referred to as the Penndot basin). ADA accessible trails will be provided from the main parking lots to the ADA accessible bleachers and the LaSalle environmental education area located in the woods east of Flannery Field. Lighting for the field will be provided by 4 light banks mounted on 70' standards. Mr. Hibbeln provided some photos to examples of similar existing lighting systems. It was noted in the Township Engineer's review letter that this height is 20' above the zoning limit. Mr. Hibbeln stated that the extra height was necessary to improve the efficiency of the system and reduce glare and light nuisance on neighboring properties. It is the intention of the applicant to come back to the PC when their lighting engineer from Musco Engineering is available to explain to new system in detail.

Chair Gutowski asked for the applicant to review what the future use of the field would entail. Mark Gibbons replied that varsity games for lacrosse, soccer would be played on the field as well as JV and freshman football games. Varsity football would not be played on the field because these games regularly draw several thousand spectators. These games will continue to be played off-campus.

Chair Gutowski asked how the new impervious cover from the paths and the "D" area behind each end zone on the field would be managed. Mr. Hibbeln responded that the new impervious would be directed toward the existing basin between the baseball field and Route 309. The main field drainage would discharge into a vegetative swale that would conduct water towards the Penndot basin - during this phase the main channel to the basin would also be stabilized . Also, improvements would be made to the drainage along the neighboring properties on Newbold La. to more efficiently direct drainage towards the Penndot basin.

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Plantings in the woods behind Newbold La. would be augmented as shown in the landscape plan. The woods have been inventoried by Jeff Kurtz, AFA certified forester. Bob Gutowski asked that the inventory be improved by including the full species for each tree. Bob also recommended that an ISA certified arborist examine all tree believed to be in poor condition, so that they would not be included in the landscape plan.

Chair Gutowski reminded the applicant that they had previously promised to present a master development plan for the property at their next appearance with the PC. Mark Gibbons apologized for not having an official master plan, but he did offer to share some of the plans that LaSalle is making for the future. Firstly, they would like to build a field house/natatorium in the area of the property where the tennis courts and outdoor pool are located. This project may be possible in 5 to 7 years under normal funding procedures. Although, if a large donor is found this may accelerate the schedule. The main access off Cheltenham Ave. to the property also needs to be reconfigured for safety reasons. If money were plentiful the school would also look into a performing arts center. This last project would be very far in the future under normal circumstances.

Chair Gutowski asked for public comment:

Olu Casumu, 8402 Cobden Rd., Wyndmoor, PA

Mr. Casumu thanked the PC for their thorough review of the project and asked if the school had taken any steps to prevent parking along Cobden Rd, and Newbold La. during sporting events at the field. He also asked the PC to insure that the access at the end of Cobden Rd. is used only for emergency purposes. Mr. Casumu also asked that the plans be revised to show that his street is noted as Cobden Rd., and not Cobden La. Mark Gibbons answered by stating that in the past there have been some organizations, such as the local Catholic Youth Organization, that have used the track without advising their members to park in the main parking lots at LaSalle. Mr. Gibbons stated that in the future outside organizations using the field/track will have to comply with the same parking policy that school uses have adhered to.

At the request of the applicant the PC examined the review letter of Township Engineer dated 8/17/12. Applicant stated their willingness to comply with all items except for the following:

4. Height of the light standards will exceed 50' requiring a zoning variance. Applicant requests opportunity to present detailed lighting plans at next PC meeting to substantiate need for 70' light standards.
9. Applicant is requesting a partial waiver from landscape buffering consistent with the plans presented.
10. Applicant is requesting to use the understory species *cercis canadensis*.

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13. Applicant is requesting a partial waiver from tree replacement. 36 trees are to be removed with 24 trees being replaced (72 replacement trees are required).
18. In lieu of access easement, applicant is requesting a waiver based on the execution of an access agreement with the Township.
27. PC acknowledges that the applicant shared details from future plans for the Property in lieu of submitting an overall campus plan.

The following motions were made upon the above waiver requests:

9. Bob Gutowski moved to recommend approval of waiver request based on plan submitted. This motion was seconded by Angela Murray and approved unanimously.
10. Motion to recommend approval of waiver request made by Steve Schagrin, seconded by Joe Devine and approved unanimously.
13. Motion to recommend approval of waiver request made by Steve Schagrin, seconded by Joe Devine and approved unanimously. As a condition to the approval PC recommends that the plan be reviewed by an AFA certified Forester to provide a greater mix of tree species.
11. Motion to recommend approval made by Bob Gutowski, seconded by Joe Devine and approved unanimously.
27. Motion to recommend approval made by Bob Gutowski, seconded by Joe Devine and approved unanimously.

Applicant thanked the PC for their review and asked to be placed on the agenda for the 9/4/12 meeting to present detailed lighting plans for the project.

BOC Update

Commissioner Gillies

The vote by the BOC on the request for zoning change for the Boorse Tract at Camp Hill Rd. and Pennsylvania Ave. has been scheduled for 9/12/12. If enacted this change would make the overlay zoning for the parcel "Age-Targeted" instead of "Age-Restricted". There have been some discussions in recent days that indicate that a new plan for the Tecce Tract on Ridge Pike at Manor Rd. may be submitted in the next few weeks. Also, it is expected that a final decision from Cheltenham Township for the Lloyd Tract at 1777 Willow Grove Ave., Laverock made be given this fall. The decision from Cheltenham Township will greatly affect the plan that will be submitted for the Springfield Township portion of the property.

Jean Holland alerted PC members that the course in Subdivision and Land Development being offered this fall by the Montgomery County PC. Hearing no further discussion, a motion to adjourn was made by Angela Murray and seconded by David Sands. This motion was approved unanimously at 9:07 PM.

R. Dunlop