

**MINUTES OF MEETING**  
**SPRINGFIELDTOWNSHIP PLANNING COMMISSION**  
**March 5th, 2013**

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 6:58 PM, with the following members present: Bob Gutowski, George Schaefer, Steve Schagrin, David Sands, Angela Murray, Mary Holland and Joseph Devine. Commissioner Tom Bell and Robert Dunlop represented the Township this evening. Jim Mascaro, Amanda Helwig and Jean Holland were unable to attend.

Minutes: Minutes of the February 5, 2013 meeting were read. Mary Holland offered a few revisions to the minutes, afterwards a motion to approve the minutes as amended was made by Bob Gutowski and seconded by David Sands. This motion was approved unanimously.

**Moore Push-Pin Co.**  
**1300 E. Mermaid La., Wyndmoor**

**Bruce Samson**  
**Alison Samson**

Mr. Samson provided an overview of the changes to the property at 1300 E. Mermaid La., Wyndmoor that are proposed to be accomplished under a waiver of the land development process. The Moore Push-Pin Co. has been at this location since 1977. Their need for space has decreased over the years, so that they are no longer able to utilize the entire 41,889 sq. ft. of area in the building. 10,925 sq. ft. would be segregated from the rest of the building to be leased to a company in the wholesale auto-parts distribution business. This new lease area is located at the front of the existing building closest to the neighbor at 1400 E. Mermaid La. Because the building had been built as a series of additions the new lease area will be easy to physically separate from the rest of the building for security and required fire separations.

Chair Gutowski asked the applicant if there were any potential traffic impacts for the neighborhood. Mr. Samson answered that there would be no retail operation, only wholesale distribution. The lessee would have a maximum of ten employees. The facility has over fifty spaces available – during an average day Moore Push-Pin only uses no more than ten spaces leaving a large number available for any visitors to the property.

Mary Holland voiced support for the application noticing that this type of action is necessary for businesses to stay economically viable when their need for space decreases.

George Schaefer asked Rob Dunlop whether this application met the Township's threshold for the requirement of a full land development application. Rob answered by stating that the definition of "land development" in Township code included the division of a property, or building for the use of additional lessees. While the Township has maintained this definition in the past it may be possible to refine this definition in the future – perhaps when the PC looks at revisions to the Township Saldo.

Hearing no more discussion, Chair Gutowski asked if any member had a motion regarding this application. Mary Holland moved that the PC recommend that the BOC approve this request for waiver of land development. This motion was seconded by Angela Murray and approved unanimously.

### **BOC Update**

Tom Bell informed the PC that there has been a new informal proposal for the Tecce Tract at 9303 Ridge Pike, Lafayette Hill. This proposal kept nearly all the dwelling units approved in 2007 and added a 125 unit assisted living facility in the area closest to Ridge Pike. The PC was united in voicing concern over the new proposal after all the work that had been spent working with the former applicant and the neighbors to come up with a design that seemed to fit the site. The former problems with the plan – traffic congestion, density of development, lack of sanitary sewer, destruction of view-shed are all made many times worse by the new proposal.

The zoning change application of the Lloyd Tract at 1777 E. Willow Grove Ave., Laverock will be resolved first in Cheltenham Township before it is considered by Springfield Township. Once the application is moving forward in Springfield the applicant will make a presentation to the PC and request input.

### **Township Comprehensive Plan Update**

Full copies of the first draft of the Comp Plan were distributed to PC members. Mary Holland noted that chap. 9, Economic Assets, needs more complete information and resources for businesses to use. She stated that the Township needed to do more in the future to help attract businesses to the Township – especially on our retail corridors. Some larger municipalities have very active economic development offices to do marketing work for the community. Angela Murray added that Lower Merion has such an office that actively recruits retail businesses. This is an area that Springfield Township can do much better in the future.

Bob Gutowski notified PC members that it would probably take two full meetings to get through a complete review of the first draft of the Comp Plan, so all members should be ready for the review at the next two meetings. Bob made the motion to adjourn at 7:55 PM which was seconded by George Schafer and unanimously endorsed.

R. Dunlop