

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
June 18, 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 7:02 PM, with the following members present: Bob Gutowski, David Sands, Mary Holland, Angela Murray, and Joe Devine. James Mascaro, Mandy Helwig, George Schaefer and Steve Schagrin were absent. Commissioner Tom Bell and Robert Dunlop represented the Township, and Jean Holland represented the MCPC.

Minutes: Minutes of the May 7, 2013 meeting were read. Motion to approve the minutes with amendments made by A. Murray and seconded by Mary Holland and approved unanimously. Chair Gutowski welcomed back Tom Bell and Jean Holland on behalf of the PC after each had missed several meetings.

Boorse Tract
10 Camp Hill Rd., Oreland

Nick Feola, P.E.
Wayne Rosen

Applicant presented final subdivision/land development plans for the construction of 39 townhouses located in the age-targeted residential zoning district. Board of Commissioners gave preliminary approval to this development in 2007 when the property was included in the age-qualified residential district. Nick Feola provided an overview of the project, including a review of the required permits already issued - NDPES, 2 Penndot highway openings and a DEP stream crossing permit.

Bob Gutowski enquired who will have responsibility for maintenance of the trail. Mr. Feola stated that the HOA will have this responsibility, as well as maintaining all common areas. Bob also mentioned that Jim Mascaro had emailed him regarding his concern for establishment of easements and grading. Applicant agreed to make sure that easements were reviewed by the Township Solicitor and that the final grading plan was reviewed by Township Engineer.

Angela Murray asked if any additional parking had been added since the preliminary plan in light a modification of the zoning that removed the age restrictions for residents. Mr. Rosen replied that the change had been from age-qualified to age-targeted – which might mean that more people in their forties and fifties would be living in the development he did not believe that this meant that more total parking spaces would be needed. Mr. Feola added that all units had a two-car garage with additional room for cars to be parked in driveways. Angela also asked if any proposed building materials, or building elevations had been submitted. Mr. Rosen said that these materials had not been submitted because this was a decision that the ultimate builder would make, he would not make this decision as initial developer. Angela stated this was an area that should be required by Township Saldo.

Bob Gutowski asked Rob Dunlop to explain to the PC how the inspection and maintenance agreement for BMP's was implemented by the Township. Mr. Dunlop explained that the municipal inspector Jim Donofry performed annual inspections for all BMP's in Springfield after final construction approvals had been granted by the Township Engineer. In addition, both he and Mark Eisold normally perform informal inspections during the course of any year for large stormwater control features. Also, any concerned resident could request an inspection if they felt

that the BMP was not operating efficiently – many such inspections have been performed over the past few years due to increased concerns for stormwater control.

PC next turned to an examination of the Township Engineer's letter dated 6/17/13. Applicant agreed to comply with all comments except for items #6, 7, 8 & 10 for which waivers are requested consistent with the waivers granted during the preliminary stage.

Bob Gutowski invited any residents attending to comment on the plans. Although six residents attended tonight's meeting no one offered any comments. Chair Gutowski asked if any member had a motion to put forward concerning this application. Joe Devine made a motion to recommend approval of this application with two conditions:

1. Applicant will provide trail stubs at all points of possible connection to other trails systems – at the dry underpass under the Conrail railroad right-of-way and at the possible connection to the trail system at the Piszek tract. These points were made in Jean Holland review letter for the MCPC dated 6/13/13.
2. Applicant will integrate the grading plan included in the construction plan set into the final subdivision/lane development plans – consistent with comment #19 on Mark Eisold's letter of 6/17/13.

After discussion this motion was approved unanimously.

St. Joseph's Villa Parking Expansion 100 W. Wissahickon Ave., Flourtown

Rob Dunlop shared with the PC a preliminary plan for the installation of a 212 parking space lot adjacent to St Joe's Villa that would be accessed directly from W. Wissahickon Ave. to the south of the main building. PC members indicated that they had concerns regarding stormwater, landscaping, lighting and impairment of the view from W. Wissahickon Ave. Three residents attended this evening's meeting due to their concerns for this possible project – Jim & Betz Green, 125 W. Wissahickon Ave., Flourtown and Glenn Worgan, 119 W. Wissahickon Ave., Flourtown. All of these residents shared the PC's concerns and wished to inquire of management of St. Joe's Villa why an extra lot was needed now after operating for decades with the current off-street parking of 96 spaces.

Township Comprehensive Plan

Jean Holland of the MCPC will be presenting the completed draft of the Comprehensive Plan to the BOC on 7/10. Since Bob Gutowski will not be able to attend on that evening he asked for a volunteer from the PC. Mary Holland offered to help Jean present the plan and answer any questions from the Commissioners.

Township Zoning Ordinance Review

A preliminary assessment of the needed updates to the Township Zoning Ordinance prepared by Jean Holland after consultation with Rob Dunlop was distributed to PC members.

Hearing no further discussion, Chair Gutowski entertained a motion to adjourn at 8:32 PM made by Angela Murray and seconded by Dave Sands. This motion was approved unanimously.

R. Dunlop