

**Minutes of Meeting
Springfield Township Planning Commission
December 3, 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 6:48 PM, with the following members present: Amanda Helwig, Mary Holland, George Schaefer, Bob Gutowski, Joseph Devine, Steve Schagrín, Angela Murray and David Sands. Robert Dunlop and Commissioner Tom Bell represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC). Absent were: James Mascaro.

Minutes: Minutes of the November 19th, 2013 meeting were read. Motion to approve the minutes with minor amendments was made by A. Helwig and seconded by A. Murray. All were in favor. Abstaining; A. Helwig and J. Devine.

Commissioner Report: The BOC may not take action on the Tecce Tract until next year. The Springfield Inn / Halligan's Plan was approved. The 9425 Stenton Ave Plan was not approved.

New Business

**Cheltenham Transportation
50 Oreland Mill Road, Oreland**

**Preliminary / Final Land Development
Julie L. Von Spreckelsen, Esq.**

The Applicant has taken over the space previously occupied by First Student for the last 4 to 5 years. First Student was previously servicing Cheltenham School District and Cheltenham Transportation has now been awarded the contract. This is a continuation of an existing use on the site. In addition, the applicant is seeking to make improvements with fencing, a gate, bollards, lighting and landscaping. Their usage is less intense than the prior Lessee, First Student had approximately 110-120 buses in site. Cheltenham Transportation has 60 full size buses and 25 mini buses. There is an understanding that there maybe a variance on the number of buses due to maintenance or increased student usage within reason. The Applicant submitted a Landscape Plan which has been approved. Montgomery County Planning Commission had no comments. The applicant appeared to address the issues raised in the 11/25/13 letter from Township Engineer Mark Eisold, P.E.

Zoning Ordinance Comments

1.)The Applicant presented that their position is that their use is a continuation of a nonconforming use that has been there since 2008. The Township Engineer also acknowledges this later in the letter. PC Shall defer to the Township Solicitor for a decision.

2.) Applicant Will Comply with a., c., and d. With respect to b. PC Shall defer to the Township Solicitor for a decision.

Subdivision and Land Development Ordinance Comments

3.) thru 5.) Applicant Will Comply

6.) Applicant will consider a safe restriction on the number of buses. If he exceeds the number he is very willing to come back to the PC and supply a traffic study etc. Applicant feels this should be waived however since this is a less intense use and the same use as previously used on the site. PC Shall defer to the Township Solicitor for a decision.

7.) Applicant feels that since this is an industrial site that sidewalks to nowhere would be inappropriate and are requesting a waiver. PC commented that they would like to see a note made on the Plan that in the event sidewalks are needed along the residential side of the site that the applicant would agree to install them. PC Shall defer to the Township Solicitor for a decision.

8.) Applicant does not feel this applies since the property is an Industrial Site. PC Shall defer to the Township Solicitor for a decision.

9.) thru 11.) Applicant Will Comply

Landscape & Lighting Comments

12.) thru 14.) Applicant Will Comply

General Comments

15.) thru 23.) Applicant Will Comply. PC does not feel 18.) is necessary unless the Applicant has issues.

24.) thru 25.) PC Shall defer to the Township Solicitor for a decision.

PUBLIC COMMENT

Howard Supplee. 105 Orlemann Avenue, Oreland. Mr. Supplee asked the Applicant if buses would be repaired and where. The Applicant responded that there would be maintenance done on the buses inside the building and not later than 6pm. The work to be done will be brake work and changing tires etc. Mr. Supplee asked if the Fire Lane is accessible. Applicant responded that it is and the Fire Marshall inspected it. Mr. Supplee asked that the lights be removed that flood his home with light. The Applicant said that if this plan is approved, those lights would be removed and new poles with the shielding would be installed and angled into the lot.

Christine Hesser. 127 Orlemann Avenue, Oreland. Ms. Hesser asked the Applicant if anything would be done about the noise. Applicant feels the new fencing will help along with landscaping. The buses are also far more efficient and quieter than First Student buses.

Commissioner Tom Bell stated that the BOC couldn't ask for a better resolution to the situation for the Township, for the Applicant and the neighbors than to be able to have the Applicant moved to the new site. He is grateful for the situation.

PC COMMENTS

Chairman Robert Gutowski stated a summary of the PC's opinion of the evening's discussion with the applicant.

Items 1., 2. B., 6., 7., 8., 24., and 25. All shall be referred to the Township Solicitor.

Motion to recommend approval of the Preliminary / Final Land Development Plan condition upon approval of the noted above items by the Township Solicitor or ZHB and that with respect to item 7., the Applicant shall add a note to the plan to add sidewalks if ever the Township requires them to do so, and that with respect to item 6., the PC recommends that a limit of 100 buses be placed on the property and that if this number is exceeded the Applicant will have to come back before the PC and a traffic study maybe required at that time, the township solicitor is to consider this when addressing this item. Motion was made by B. Gutowski and seconded by S. Schagrín. All in favor 8-0.

Motion to adjourn made by A. Murray and seconded by S. Schagrín. All were in favor. Meeting adjourned at 8:37 pm.

Amanda M. Helwig, Secretary