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better buffer for surrounding homeowners than new plantings. Mr. Blake agreed to follow this procedure.

**Anna Garber, 9419 Stenton Ave., Erdenheim, PA**, spoke to encourage the use of existing mature trees wherever possible. She also inquired about the retaining walls shown on the plans. Mr. Madsen explained that the retaining walls are necessary because of the slopes on the property. The walls would probably be a maximum height of 4', but near Ms. Garber's property the height would be much less.

**Steve Steinbrook, 34 Whitemarsh Ave., Erdenheim, PA**, asked the developer to mark trees for retention and/or removal. Mr. Blake agreed to do this.

**Angela Murray** inquired if there would be any pedestrian access ways. Mr. Blake stated that would rather not install sidewalks, but he understands that they are required by Township Code. He will work with the engineer to develop proper pedestrian access for the property.

**Ms. Garber** asked what the timeline for the project would be. Mr. Blake answered that following demolition there would likely be a two year build-out period to get to the completion of the project.

**Don Daddario, 9421 Meadowbrook Rd., Phila., PA**, requested information about the demolition of the building and the possible environmental impact of air-born particles on neighboring properties. Mr. Blake stated that he would make sure that experts in this area were consulted to keep this from becoming a problem.

**Greg Landry, 108 Gordon Rd., Erdenheim, PA**, inquired about the maintenance of the landscaping for the project. Mr. Blake stated that there would be a performance bond posted for a period after the completion of the project. After this period is over the Homeowners association would be responsible for maintenance. Mr. Dunlop added that the inclusion of landscaping on a land development plan meant that the landscaping would have to be maintained in the future – he cited a recent incident of land owner removing trees at the Farmer's Market that were required to be replaced 20 years after the approval of the plan.

**Sue Hankin, 9511 Wheelpump La. Phila., PA**, asked for a more detailed appraisal of the stormwater plans because of the large flows of water during storms near the intersection of Stenton Ave. and Gordon Rd. Mr. Madsen showed that all stormwater on the property will continue to move towards Stenton Ave. and not towards the neighbors on Gordon Rd. and Whitemarsh Ave. Because the total impervious coverage for the property will be changed from 74% to 49% there should be less flow coming off of the

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property. This flow will be managed by two rain gardens that will improve stormwater management and improve water quality.

**Carlos Rodriguez, 9419 Stenton Ave., Erdenheim, PA**, sought to gain more information on the entrance road adjacent to his property. He wanted to make sure that a curb would be installed to keep incoming traffic off of the front of his lot. Mr. Blake agreed to work out details of this part of the plan to Mr. Rodriguez' satisfaction.

At this point Chair Gutowski started an item by item review of the Township Engineer's review letter of 9/11/14. The PC agreed unanimously that there were too many issues to be resolved to allow the PC to make any recommendation to the BOC at tonight's meeting. The applicant agreed to come back to the PC with revised plans in the future. Chair Gutowski encouraged the applicant to arrange a meeting with the neighbors before the next PC meeting for this project.

### **Shelly Ridge Camp Preliminary/Final Land Development**

**Nick Feola, P.E.**

#### **330 Manor Rd., Lafayette Hill, PA**

Mr. Feola gave an overview of the project for the construction of a new 3,829 sq. ft. activity center, a 5,373 sq. ft. lodge and a 30 space parking lot at this existing camp operated by the Girl Scouts of Eastern PA. This project was approved by the Zoning Board at the 7/21/14 hearing. This facility will be used as a camp to introduce camping to younger girls within the girl scouts. The main condition imposed by the ZHB was that the swim club use at the pool on the property be ended. This will greatly lessen the need for parking on the property and impacts on the neighboring property owners. Chair Gutowski began the discussion of the plans by looking at the review letter of the STEM board dated 9/4/14. Mr. Feola agreed to satisfy the STEM board regarding emergency services access to the property. PC agreed unanimously that this needed to happen before the plans were presented to the BOC. Mr. Dunlop will arrange a meeting between the applicant and the Fire Marshal and Fire Chief to resolve all items identified in the 9/4/14 STEM board review letter.

Brandon Rudd, MCPC, pointed out that because the property is so large the opportunity exists to incorporate a naturalized stormwater basin into the project. He also noted that the use of rain barrels on the buildings would be a chance to educate campers regarding sustainable land use practices. The PC unanimously endorsed both recommendations.

Chair Gutowski initiated a point by point review of the Township Engineer's review letter of 9/11/14. The applicant will be requesting waivers from roadway widening and

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installing sidewalks along Manor Rd., dedication of land for park and recreation use and landscaping requirements (the property is large and wooded, so the existing vegetation will be used). At the end of this review Bob Gutowski made a motion to recommend approve of the land development, with the waivers noted above and the condition that the applicant will resolve all outstanding items with the STEM board before plans are presented to the BOC. This motion was seconded by Angela Murray and approved unanimously.

**BOC update**

**Commissioner Standish**

To date the BOC has not been contacted by the developer for the Tecce Tract with any revisions for the proposal for Atria Senior Care. The BOC has been working to develop plans for financing for a new municipal complex. These efforts might include the sale of the Township owned sanitary sewer system.

**MCPC update**

**Brandon Rudd**

Mr. Rudd informed the PC that Fritz Ohrenschall has left the MCPC to accept a position with SEPTA. Until a new community planner can be assigned Mr. Rudd will be acting community planner for Springfield Township.

After these announcements Steve Schagrin made a motion to adjourn. This motion was seconded by David Sands and approved unanimously at 9:15.

R. Dunlop

