

**Minutes of Meeting  
Springfield Township Planning Commission  
October 21st, 2014**

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 7:03pm, with the following members present: Amanda Helwig, Bob Gutowski, Angela Murray, Steve Schagrín, David Sands, George Schafer, Joseph Devine. Robert Dunlop represented the Township. Absent were Commissioner Baird Standish, and PC Members Mary Holland and James Mascaro. Also absent was Brandon Rudd of the Montgomery County Planning Commission (MCPC)

**Minutes:** Minutes of the September 16th, 2014 meeting were read. Motion to approve the minutes with minor amendment was made by A. Murray and seconded by S. Schagrín. All were in favor. A. Helwig abstained.

**Commissioner Report:** No Report

**New Business**

9425 Stenton Ave. Preliminary Subdivision / Land Dev  
Erdenheim, PA. 19038

Sam Blake, Equitable Owner  
Bill O'Brien, Esq  
Brian Madsen, P.E.  
Steve Schreiner, Arborist

PC Members reviewed the minutes of the prior meeting with the Developer to see if the items requested at that time had been addressed. It should be noted that A. Helwig recused herself from the conversation because her family is involved in the sale of the property. G. Schaefer disclosed he was involved in a prior proposed development of the site, but that Applicant had no objection to his input and contribution to the meeting.

The Applicant responded to the PC that the following have been addressed or agreed to:

1. Widening of the cartway width from 18' to 20'. This will now accommodate STEM request.
2. They completed and provided the ISA Certified Arborist Report.
3. Confirmed that retaining walls will be needed on the plan and shall remain.
4. Hazardous trees were marked on the property for removal.
5. That with respect to pedestrian access, sidewalks would be provided along Bethlehem Pike and walks to the entrances of the units.

PC Then began review of the Township Engineers Letter to the Township Dated October 17<sup>th</sup>, 2014. The following comments and discussions occurred:

**Zoning Ordinance Comments**

Items 1-3 Variances were approved by the Zoning Hearing Board

Item 4. a.& b. were approved by the Zoning Hearing Board

Item 4. c. The applicant requested a fee in lieu. PC requests to know the amount.

Item 5. Request driveways be minimum of 18 feet. The widening of the cartway width to 20' affects the staggered forward driveways, which will now be 16 feet

Item 6. Special Exemption granted by the Zoning Hearing Board

**Subdivision & Land Development Ordinance Comments**

Item 7. Refer to Solicitor

Item 8. Request to pay fee in lieu of this requirement. PC wants to know the amount.

Item 9. The Applicant intends to retain healthy trees along the tree line and remove invasive species.

Construction protection to be extended to Buttonwood Tree in rear corner of property. PC may want to have an understory buffer added as a condition. Applicant may make a Waiver Request as needed.

Item 10. Waiver Request by applicant because it is an existing condition. PC wants to be convinced of alternative.

Item 11-13 Will Comply

Item 14. Solicitor

Item 15. Will Comply

Item 16. Solicitor

Item 17-19 Will Comply

General Comments

Item 20-24 Will Comply

Plan Revision

Item 25-29 Will Comply

Item 30-31 Will Comply with 6 poles at 12 feet.

Demolition Discussion. The Developer relayed how hazardous materials in the building will be handled. Typically, they first complete a Phase 1 of the property and remove any asbestos or mitigate prior to demolition. They then demo the building to the center, spraying down the building as they go to contain the dust. Once down they continue to provide a light spray, dumpster it and cover it and haul it away. R. Dunlop noted that site inspection and permits will be a part of the process.

### **Public Comment**

Gregory Landry, 108 Gordon Road. Asked how many trucks are needed to spray down the site. R. Dunlop answered that the Township requires a protocol be submitted to know how many trucks will be needed to take care of the demolition. The township will contact the neighbors by mail. The developer also offered to send electronic notification and hand deliver notices to their contacts.

Joan Parsons, 526 Ramsey Road. Mentioned the removal of homes from Hemlock Road and suggested they contact the developer who did that project.

Jane Jacoby, 112 Gordon Road. Wanted clarification on parking of the proposed development. Applicant indicated that each resident would have 2 spaces in their garages and off street parking on road with signage restrictions. Applicant presented a Plan B. PC preferred the Plan B Option for parking.

### **New Business**

Amendment to Industrial Zoning

Will permit uses more appropriate to properties adjacent to residential uses and proposes certain properties be designated limited use. Specifically, on those properties, it would eliminate transportation uses, the storage of buses, limousines or taxi cabs. This came as a result of the Commissioners hearing concerns of the neighbors wanting to protect the neighbors in the future.

### **Public Comment**

Christine Hesser, 127 Orlemann Ave. Requested which specific properties are proposed to be rezoned. R. Dunlop responded that the Guilianni Tract, Tank Car, PECO Properties in Orelan and several along Mermaid Lane in Wyndmoor.

Terri Johnson, 219 Roesch Ave. Asked why not all along Roesch Avenue is being re-zoned. R. Dunlop stated this section was not recommended by the Solicitor at this time.

John Hoffman, 44 Lynn Avenue. Reported that lights are always shining from the Bus Depot. They hear beeping late at night. They were told to document it. They do not want the buses exiting on Lynn Avenue to become permanent while the construction on townhouses on Oreland Mill Road continues.

Joan Parsons, 526 Ramsey Road. Wants to know if the Township will be contacting the new owners of the new construction homes going in at the Ryan Homes Development. She being one of them. Lights are currently shining on all the neighboring properties. She asked if there is a limit on the number of buses that can be there. R. Dunlop replies yes.

Desiree Rammon, 12 Lynn Avenue. Feels very isolated in her complaints to the Township and that no one is listening.

Margaret Mary Burke 127 Orlemann Ave. Appreciates the PC is trying to plan to the future and remove uses that may allow for odors or hazardous waste. Noted the verbiage of storage, feels this needs to be defined more clearly.

Dennis Jacoby, 139 Orlemann Ave. Asked if by changing the zoning it will force Tank Carr to loose their use as a bus depot. PC affirmed yes, if the property is not used for one year continuously as a bus depot the use is abandoned.

Rick Anderson, 100 Ehrenpfort Ave. Told the PC that these changes proposed take away everything that is Industrial. He employees people in the community and this will affect his business. B. Gutowski states that the intent is to make the uses permitted broader with the exemption of buses.

Tory Vechione, S. Vechione Incorporated. Felt that this is spot zoning by pulling out 3 specific properties in Oreland. This change is affecting the intent of Industrial. Also noted that none of the properties called out have 5 acres or more. A. Helwig asked R. Dunlop if all the specific owners affected were notified. R. Dunlop said they were.

Samson Associates, 1300 Mermaid Lane. Present tonight to understand how this change will affect the value and uses of his property.

Eric Faust, CEO Cheltenham Bus Company. Respects the neighbors. Knows the community well. Stated he has made many compromises by moving from the Tank Car Property to the Guiliani Tract. At the same time he is a business man. He has a job to do. The lights are there for safety. He had to fight Ryan homes for the tress that did remain. The neighboring development removed many of the trees that provided buffer. His buses are well maintained, low emission buses. He said a bus beeping prior to 6 am is an anomaly. They are not coming in and out in droves. He wants to work with the community. He directed to the neighbors to come to him and discuss with him changes he can try to make to be a better neighbor. He isn't sure what the rationale of the change of zoning at this time will do.

Bill Gordon, Tank Carr Property. 100% against the change in zoning. Tank Car made Oreland what it is. They used to run various hours of operation. If zoning is changed in anyway, you are downgrading the zoning. If someone moves next to an Industrial Zone, you choose to live there and you are making a choice to deal with what the permitted uses of that property are. Freight cars run by every night at 12:10pm asked if the neighbors are going to fight the Railroad next too? He is 100% industrial and will remain that way. He also stressed he was not notified of the meeting tonight.

## **PC Comment**

B. Gutowski explained to the audience that that PC was tasked by the BOC to review this ordinance. The bus issue pushed for the removal of buses and parking storage on these properties. When we look at the current zoning it actually is too restrictive, so the township is trying to make the language broader and to accommodate uses for the future, uses we may not be even able to imagine at this time. He invited the public to send their comments to him and the PC to process. Also, he encouraged the public to make their comments to the BOC. The goal tasked to the PC is to :

- 1.) Modernize the ordinance
- 2.) Address Bus Issue Enforcement
- 3.) Consider how this affects the value of properties and the industry in our township while keeping this within the context of residential safety

Discussion will continue on this topic.

Motion to adjourn made by S. Schagrin and seconded by A. Murray. Approved 9:45pm

Minutes by A. Helwig, Secretary

Motion to Adjourn 8:40 pm, made by A. Murray and seconded by S. Schagrin. All were in favor.  
Amanda Helwig, Secretary