

**Minutes of Meeting
Springfield Township Planning Commission
February 3, 2015**

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 7:02pm, with the following members present: Amanda Helwig, Bob Gutowski, Steve Schagrin, David Sands, Joseph Devine, Mary Holland and James Mascaro. Robert Dunlop represented the Township. Donna Fabry represented the Montgomery County Planning Commission (MCPC). PC Member George Schaefer was absent.

**Glasser Athletic Field Preliminary/Final Land Development
LaSalle College H. S.
8605 Cheltenham Ave., Wyndmoor, PA**

Anthony Hibbeln, P.E.

Mr. Hibbeln gave an overview of this project which will include the installation of artificial turf on two athletic fields located on the former Karr tract between Hawthorn La. And Rt. 309. Originally the soil excavated from the field area for the installation of the stormwater system was to be moved to a different are of the campus near Cheltenham Ave. – designated as area “B” on plans dated 11/26/14. Since the date of submission, the plan has changed with no excavated soil leaving the field area. Area “B” has been removed from the application. All soil will be kept in the area of the fields with a slight increase in field elevation.

Stormwater will be managed with a system under the fields that will result in a net decrease of stormwater currently managed by the detention basin adjacent to Paper Mill Rd. that was installed when the fields were originally installed. This system will conform to the new rules in place under the PA NPDES code. After this presentation and a request for public comment, which yielded no comments, Steve Schagrin made a motion to recommend approval of this application subject to the applicant revising plans removing area “B” and conforming to all comments included in the Township Engineer’s 1/14/15 letter, except for comment #3 which the PC recommended a waiver for screening buffer based on the existing 60’ wooded buffer. This motion was seconded by Angela Murray and approved unanimously. Bob Gutowski added the thanks to the applicant on behalf of the PC for reducing stormwater flows that impact the Paper Mill Rd. area near the Library.

New Business

Bill Gordon, Tank Car Corp., 1725 Walnut Ave., Oreland, PA addressed the PC to state that he felt that the letter sent to the BOC from the PC regarding the previous draft of the Light Industrial District Zoning Amendment misstated the planners’ position regarding the creation of a new Light Industrial Zoning District. The PC reviewed the letter and the minutes of the 12/2/14 meeting and directed that the letter be revised to state the PC was opposed to creating a separate light industrial district - even though it has become common zoning practice in the area.

Municipal Campus Design Report

**Thomas Daley
Chris Greene**

Mr. Daley gave an overview of the objectives and process that the Municipal Campus Advisory Committee has used to develop the Schematic Design Report that is currently under consideration. Also present were Don Berger, Township Manager, Mike Taylor, Assistant Manager, Mike Pitkow, Police Chief, Don Sirianni, Public Works Director and Steven Heverin from the Township EAC. In general the plan showed the relocation of the Library further uphill to a position above the existing Public Works complex. Public works would be relocated to the area nearest Paper Mill Rd. where the current Library is situated. The Police/Administration Building would stay in its current location with a larger shared parking field between it and the Library. Total parking on site would go from 125 to 170 total spaces. Stormwater would be managed by the use of underground infiltration below the parking fields and bio-retention rain gardens situated at the perimeter of parking areas wherever practicable. A green roof system would also be installed at the Library building. The exterior of the building would be masonry and metal panels with stone accents. A great deal of attention was paid to how the public spaces within the Library would function with Mr. Berger discussing the many different groups that need meeting space. Indeed the future Library will have many of the functions of a “Community Center”.

Mr. Daley reviewed the site and floor plans for each building within the complex which prompted the following questions for the PC:

Mandy Helwig asked about pedestrian access – Mr. Daley reviewed the plan for pedestrian circulation which will necessitate the relocation of the crosswalk from the north side to the south side of the intersection of Hawthorn La. and Paper Mill Rd.

Bob Gutowski inquired into how the Public Works complex would operate. Mr. Daley reviewed aspects of daily operations including vehicle fueling, storage and washing – which will be done with stormwater stored in a cistern. Bob also advised Mr. Daley to pay close attention to landscaping, signage and lighting.

Angela Murray encouraged the creation of outdoor gathering spaces in the complex, and perhaps a quiet outdoor space near the Library. Mr. Daley agreed that these were important design goals.

Douglas Baer, 100 Rambler Rd. asked about the setbacks that would be required for the Library building. Mr. Berger answered that municipal buildings do not have to comply with any zoning restrictions, but the building has been design with a great deal of neighbor input. Mr. Daley stated that the Library would be built into the hillside to lessen impact on the neighboring residents. Mr. Baer also asked about the parking along

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Hawthorn La. near the entrance to the Library. The PC and Mr. Daley agreed that some solution will have to be worked out to prevent parking on Hawthorn La. that will negatively impact the residents.

Mr. Daley reminded all present that the Campus Advisory Committee will be meeting on the next evening, and that meeting will have to look at the parking issues.

At the end of the question period Mr. Gutowski thanked Mr. Daley and others committee members present for the hard work in developing the conceptual plans. The PC was in agreement that the Township should put into effect plans that represent excellent planning practice and encourage sustainable development practices. He reviewed the main points that the PC wished to bring to the attention of the Campus Advisory Committee:

1. Carefully review parking issue along Hawthorn La.
2. Make sure campus has good pedestrian access and circulation to all points.
3. Landscaping will be important to make campus inviting and attractive – please use native plant species wherever possible.
4. Lighting will also make a huge difference to how the site appears at night – please use lighting which will not reflect up and be careful of our neighbors.
5. Signage needs to be goof-looking as well as highly effective.
6. On the issue of the green roof, the PC recommends that the committee be careful to create an intelligent design that will be integrated into a workable maintenance program.
7. Make stormwater management not only effective, but visible so that the site will act as an educational asset for showing best management practices.

Bob Gutowski ended by making a motion of commendation for the current plans which was seconded by Mandy Helwig and approved unanimously by the PC.

Minutes: Minutes of the 12/214 meeting were read. Motion to approve the minutes made by Angela Murray and seconded by Dave Sands. Motion Approved Unanimously

The business of this meeting being concluded at 8:38 PM, Angela Murray made a motion to adjourn which was seconded by Dave Sands and approved unanimously.

R. Dunlop