

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
Tuesday, April 21, 2015

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Chairman Robert Gutkowski called the meeting to order at 7:00 PM with the following members present: Robert Gutowski, Angela Murray, Mandy Helwig, George Schaefer, David Sands, Steve Schagrin, and Joseph Devine. Absent was James Mascaro. Mary Holland has submitted a letter of resignation.

Robert Dunlop, staff liaison, and Commissioner Baird Standish represented the Township and Donna Fabry represented the Montgomery County Planning Commission (MCPC). Approval of the minutes of the April 7, 2015 was moved to the end of the agenda.

“The Springfield” - 1800 Bethlehem Pike, Flourtown Brian Halligan

Tim Woodrow, P.E., Woodrow & Associates, Inc. made a presentation concerning the applicant's request to modify the previously approved waiver of land development. Originally, the hotel/restaurant was intended to be developed into 13 apartments and 5,000 sq. ft. of office space with 30 off-street parking spaces. Zoning elements of the current plan were approved by the Zoning Hearing Board on 2/23/15.

The plan has been changed so that 4,500 sq. ft. of space on the first floor will house the Flourtown Farmer's Market. The 13 apartments will remain, one apartment on the first floor and 12 apartments on the second floor. The adjacent lot to the north, 1810 Bethlehem Pike, has been purchased and incorporated into the site plan. The purchase of the adjacent lot allows 20 parking spaces to be added, increasing the amount of parking spaces from 30 to 50. The parcels will be consolidated into one lot. The apartments are allotted one parking space each. The farm market leases will stipulate that no parking by the lessees and employees is permitted in the parking lot or on Springfield Ave.

A landscape buffer has been provided along Springfield Ave. A walkway to the refrigeration boxes is shown on the plan. Sound reading taken around the refrigeration boxes registered a humming sound at 25 feet and no sound at 50 feet.

PC Comments:

Reviewed the site plan. Advised the applicant to round the walkway at the corner between the building and the refrigeration boxes so the hand trucks do not create a mud hole. Recommended trees be placed where space was available. Place a canopy tree between the refrigeration boxes and the Claffey property boundary. Place canopy trees along the property boundary with the shopping center and the residences. Place a tree between the dumpster and the walkway to the refrigeration boxes.

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Community Comment:

Bill Claffey, 13 Springfield Ave., asked the applicant if he had tried to move the walk-in boxes. Brian Halligan responded that he had tried other locations for the boxes. Other locations for the boxes did not work considering the travel distance and flow. Additional parking spaces would be eliminated.

Joe Enama, 10 Springfield Ave., was concerning about the location of the electric vault. Brian Halligan advised that the location is where PECO wanted it. He has to install underground lines across the parking lot from the service pole to the vault and then to the building.

Eileen Enama, 10 Springfield Ave., inquired if the refrigerated boxes to be placed in the parking lot would be the older boxes in use at the current CVS site. Mr. Halligan indicated that the boxes would be new.

Rob Dunlop advised that there are no parking restrictions on Springfield Ave. but restrictions could be considered if the community wanted them.

Bill Claffey advised that he does not believe he should have to hear the noise from the refrigeration boxes. The boxes should be located away from the residences. Brian Halligan advised that he had tried to locate the boxes in the basement of the building including considering an elevator because carrying 80 pound loads on the stairs was not practical. The elevator eliminated additional parking spaces.

A brief discussion ensued considering enclosing the refrigeration boxes in a shed. The consensus was to build a shed around the boxes to contain noise and provide access and shelter from the weather. A few parking spaces could be shifted to the north to provide space for the shed. The quietest refrigeration equipment should be purchased for the development. Brian Halligan agreed that that could work.

Bill Claffey inquired about trash handling. Is a trash compactor going to be used? Brian Halligan advised that he has not worked out the details concerning trash management yet.

PC Discussion:

Any recommendation for modification of the waiver of land development would include landscaping, more trees near the box pad, and on the east side adjacent to the residences, planting along Springfield Ave., and some new trees along the property line. Also, construct a shed around the refrigeration boxes.

Robert Gutowski made a motion to delay a potential motion regarding this application until the requested changes are made to the plans and presented to the PC and neighbors at our next meeting, on May 5. Angela Murray seconded the motion. All in favor: Unanimous. Motion approved. Applicant agreed to submit revised plans to the PC before the next meeting.

Monica Claffey, 10 Springfield Ave. asked how many vendors will lease space. Brian Halligan advised that 14 vendors will lease space but only about 7 use the refrigeration boxes.

Commissioner's Report:

Baird Standish advised that the Limited Industrial Zoning Ordinance will be scheduled for a public hearing in June. BOC Decided not to vote on the proposed development for Falcon Crest along Willow Grove Ave. at the last meeting.

Meeting Minutes:

The minutes of the meeting on 4/7/15 were reviewed. A motion to approve the minutes was made by Robert Gutowski and seconded by Joe Devine. All in favor: 5 yeah, 2 abstained. Motion approved.

Motion to adjourn was made by David Sands and seconded by Mandy Helwig. All in favor: Unanimous. Motion approved.