

**MINUTES OF MEETING**  
**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**  
**Tuesday, May 5, 2015**

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Chairman Robert Gutowski called the meeting to order with the following members present: David Sands, Joseph Devine, Mandy Helwig, Angela Murray and George Schaefer. Member James Mascaro was absent.

Staff liaison Robert Dunlop, represented the Township and Community Planner, Donna Fabry represented the Montgomery County Planning Commission (MCPC). The minutes of the April 21, 2015 meeting were amended to reflect the resignation of Planning Commission member Mary Holland and to note the recognition and gratitude of the members for her ten years of service to Springfield Township. The minutes were also amended to reflect that the application reviewed at the meeting held on April 21<sup>st</sup> had been tabled with the agreement of the applicant. The minutes were moved for approval by Angela Murray and seconded by David Sands.

“The Springfield” - 1800 Bethlehem Pike, Flourtown

Brian Halligan  
Tim Woodrow, P.E.

Chairman Gutowski asked the members of the public that were present if they were at the meeting for the 1800 Bethlehem Pike application which was answered in the affirmative. The applicant is requesting modification of the approved waiver of land development which allowed for 13 apartments, 5,000 square feet of office space and 30 off-street parking spaces. The waiver modification requests approval for 4,500 square feet of first floor space to be used for the relocation of the Flourtown Farmer’s Market to the site. The zoning was approved previously by the Zoning Hearing Board on February 23, 2015.

PC Discussion:

Tim Woodrow, P.E. of Woodrow & Associates presented the revised plan that included modifications requested by the PC at the meeting held on April 21, 2015. The plan now included a full landscape plan and lighting plan for the parking lot area. Additional landscaping had been added around the walk-in freezer box as well as an enclosure with doors for access by the market vendors and roof to shield noise. Mr. Woodrow explained that Phillips Lighting with 185 watt bulbs will be placed on 14’ poles and shields will be placed around the bulbs that allow for adjustment of light spread.

The major issue raised at the prior meeting had focused on the visual impact to the surrounding neighborhood of the walk-in box and the access walkways. A rendering prepared by the architect from Morrissey Design, LLC of the redesigned walk-in box and accessways were distributed to the PC and the public. Mr. Woodrow explained that the box enclosure had been redesigned to better complement the “Springfield” building and included a cupola on the top. The enclosure

has four access doors to the walk-in so that the separate vendors that would be using it (poultry, produce and Bar-B-Que) will each have assigned interior sections. During times of heavier use around the holiday seasons, there will be a greater sharing of the space by additional vendors.

Additional plant material was added at the southeast corner near the neighboring houses, more landscaping with trees and shrubs surrounding the walk-in and more trees along the boundary with the Flourtown Shopping Center were also added.

David Sands asked for clarification about the drive-aisle and walkway in addition to questioning whether there would be a rounding of the corner at the area entering into the parking along near the Springfield Avenue part of the parking lot. Mr. Woodrow noted that the plans had been updated with these requests from the prior meeting although the site plan displayed did not include the changes. Chairman Gutowski asked the applicant to display the landscape plan and requested clarification as to who had prepared the plan. Mr. Woodrow responded that the in-house landscape architect had prepared the planting plans.

A question was raised about whether a stop sign would be included at the exit driveway which was answered in the affirmative. Directional markings on the pavement through the shopping center would also be added.

Donna Fabry also made note that Montgomery County Planning Commission did not think that procedurally a sub-division of the property to join the two lots was needed for the waiver of land development modification to proceed. The Chairman opened the meeting to the public for comment.

#### Public Comment:

Bill Claffey, a resident of 13 Springfield Avenue asked if all the parts of the freezer box would be interior to the enclosure which was answered in the affirmative by the applicant Brian Halligan. Joe Enama, a resident of 10 Springfield Avenue asked about the direction of traffic exiting the parking lot expressing concern that all traffic was being directed onto Springfield Avenue. Mr. Woodrow responded that traffic could exit onto Bethlehem Pike and not just onto Springfield Avenue. Mr. Enama thanked the applicant for making the changes requested at the prior meeting.

John McGaskey of Wyndmoor asked if the plan included lowering of the parking lot. Mr. Woodrow responded that the topography of the site would remain unchanged. Although there are no real sidewalks, Mr. Halligan is making improvements to the walkways and to assist walkers coming from Temple. Mr. Woodrow noted that more had-truck friendly walkway to the walk-in from the market was also added.

Mr. McGaskey also asked if there would ever be a traffic light installed at the intersection of Bethlehem Pike and Springfield Avenue. Rob Dunlop responded that PennDOT would have to make that determination since it is a state road, but added that it was unlikely at this time.

George Schafer made a motion to recommend to the Board of commissions the approval of the request for a waiver of land development for 1800 Bethlehem Pike which was seconded by David Sands. Mandy Helwig recused herself, but the remainder of the PC voted to approve the application.

Old Business:

Rob Dunlop reported that he had met with the Township Manager Don Berger and Assistant Manager Mike Taylor to discuss the changes to the proposed Limited Industrial Ordinance that were reviewed by the PC at the prior meeting. Six of the proposed uses were deleted and adjustments made to the dwelling types. There were proposed changes to the portions of the map where parcels are split zoned.

The Board of Commissioners will hold both a Workshop Meeting on Monday May 11, 2015 and a Business Meeting on Wednesday May 13, 2015 at which the revisions to the proposed Limited Industrial Ordinance could be discussed. The Board may take action on the above discussed waiver of land development for 1800 Bethlehem Pike.

Mary Hassler of One Oreland Avenue asked if the Tank Car property would be discussed. The Board of Commissioners may have discussion of the land development application for a bus depot on the Tank Car property at 1725 Walnut Avenue. However, the public may address the Board at either the Workshop or Business meeting on issues of concern.

A motion to adjourn was made by David Sands and seconded by Joe Devine. The motion was approved.