

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
May 19, 2020**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:00 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Ms. Blankin, Mr. Gutowski, Ms. Murray, Mr. Devine, Mr. Sands, Mr. Schaefer, Mr. Bruce, Mr. Mascaro and Commissioner Standish. Also in attendance was Mr. Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

**Approval of the Minutes:**

The minutes of the May 5, 2020 meeting were approved.

**Board of Commissioners Update:**

Commissioner Standish informed the Planning Commission on the Board of Commissioner's approval of the Sandy Run Country Club's waiver request and the progress of the easement agreement for the installation of a walking path along the golf course side of Walnut Avenue. He informed the Planning Commission of the bid proposal for the installation of two sets of solar powered school cross flashers on Paper Mill Road. He answered a question pertaining to a flooding issue within the 400 block of Haws Lane.

**Old Business:**

The Planning Commission reviewed the revised land development plan for the sports field complex at the Enfield Elementary School site. The applicant was represented by Christopher Jensen, Project Engineer and Mr. Craig Thorne, Springfield School District. Mr. Jensen reviewed the contents of the revised Boucher & James review letter dated May 20, 2020. Review comments numbers 1 through 6, 8 and 10 through 14 are all "will comply". Mr. Jensen noted that comment #7 will be addressed and comment #9 requires a partial waiver. In that the number of required trees will be planted, just not located as required by the ordinance. Mr. Jensen presented the revisions to the plan that included additional landscaping on the site, curbing within the parking lots to define the landscape islands, the revised bus turn around, the connective walkway throughout the entire site and committed to an inventory of the existing trees by a Certified Arborist. Mr. Jensen stated curbing and sidewalk are not proposed for the Church Road frontage. The walking trails along the Church Road side of the property will serve as the connection between Paper Mill Road and adjoining property. Mr. Thorne stated that all School District activities will take place between 3:00 and 5:00 P.M. Weeknight and weekend use of the playing fields are controlled by the Township.

The Planning Commission identified five points of discussion. They are the installation of curbing & sidewalks along the Church Road frontage, the connection of the sidewalk out to Lantern Lane

{The Dobson Property}, the waiver request pertaining to the placement of the street trees and the walking path out to Lantern Lane. There was much discussion on each of these items.

Three residents provided comments. They were Mr. Apple, Mr. McHugh and Mr. Karl. Mr. Apple stated that Lantern Lane will become more of a cut-through street with the connective walking trail in place and will be subject to overflow parking for events at the complex. He also stated that the connective trail is not currently maintained and has not been for the past three years. Mr. McHugh would like all of the walking paths and sidewalk installed in concrete. He does not favor compacted cinders or blacktop. Mr. Karl had questions concerning the existing tree canopy along the creek.

Commissioner Graham was also a party to the meeting and stated that he believed that the playing fields are needed and that if parking on the surrounding residential streets becomes an issue, it can be addressed. The Township and the School District should monitor the parking and limit the use of the fields or close down the connective walkway during high volume times. The Commissioner also stated that he believed it would be unfair to expect the Dobson's to pay the bill for the installation of sidewalks along their frontage.

After very careful deliberation and comments from all the Planning Commission members, a motion was made and a recommendation offered on each of the identified points. They are as follows:

1. The installation of sidewalks and curbing along the Church Road frontage. The Commission recommends by a vote of 8 to 1 that curbing is required to be installed and that walkway as designed along the Church Road frontage be installed and serve as the required sidewalk.
2. That the waiver for the placement of the street trees be approved by a vote of 9 to 0. This approval is based on the condition that any trees proposed to be removed by the Certified Arborist must be replaced as per the requirements of the Township.
3. The Planning Commission recommended that the connective path from the sports fields out to Lantern Lane be installed, providing Springfield School District present easement language acceptable to the Township Solicitor that the easement permits a walkway. In addition, that Township monitor the overflow parking on the surrounding residential street and correction when required.

4. The Planning Commission would recommend the installation of sidewalks to connect this site to Lantern Lane, however they do not feel it is within their purview to issue recommendations on who should pay for those public improvements.

The Planning Commission recommends approval of the plan by a vote of 9 to 0 and request that the Board of Commissioners consider the four items listed above.

The meeting was adjourned at 8:41 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning  
Springfield Township