

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
July 7, 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, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Schaefer, Mr. Mascaro, Mr. Devine, 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 June 2, 2020 meeting were approved.

**Board of Commissioners Update:**

Commissioner Standish informed the Planning Commission that Springfield Township has filed a grant application for the installation of a walkway way along Walnut Avenue. This project is a direct result of the land development application filed by Sandy Run Country Club for the installation of the golf cart structure. The Commissioner briefed the Planning Commission on the new playground equipment at Cisco Park and appeal of the Zoning Hearing Board approval of the Saint Genevieve's application by a neighbor of the property.

**New Business:**

The Planning Commission reviewed the Minor Subdivision Plan submitted by Ms. Irma Fralic for the transfer of 19,675 square feet of ground from 501 E. Birch Lane {Parcel #520001906004} to 8700 Montgomery Avenue {Parcel #520011896004}, Wyndmoor, PA. Ms. Fralic stated that she is the owner of 8700 Montgomery Avenue and is the managing member of 501 Birch, LLC, the ownership group of 501 E. Birch Lane. She testified that 501 E. Birch Lane is a vacant property that contained a single family dwelling and in-ground pool that has recently been demolished. In closing she stated that 501 E. Birch Lane will be reduced in size from 1.48 acres in total lot area to .98 of an acre. 8700 Montgomery Avenue will be increased in size from 1.18 acres in size to 1.63 acres in total lot area. No construction is proposed at this time. Several questions were addressed by Gary Tilford, PLS, Charles E. Shoemaker & Associated, Inc.

The applicant requested waivers from the following Sections of the Subdivision & Land Development Ordinance:

Section 95-7.G.3 – Buffers & Street Trees; from the requirement to show the location, size, species and condition of the existing trees six inches in caliper or greater and new landscaping along the perimeter buffers and street trees.

Section 95-7.H – Landscape Plan; from the requirements to provide a landscape plan.

Section 95-10.A – Road Improvements; from the requirements to provide a minimum cartway width of 30 feet with curbing E. Birch Lane frontage and the frontage of 8700 Montgomery Avenue.

Section 95-10.I – Sidewalks; from the requirement to provide a four foot wide concrete sidewalk on both street frontages.

Section 95-11.I.2 – Street Trees; from the requirement to provide street trees until parcel A is developed.

The concerns of the Planning Commission centered on the fact that this property offers several challenges for any developer. The property contains a large amount of defined steep slope, ranging from 10% to 35%. A portion of the property is within the limits of flood plain and the property has a large number of trees that are not defined by the plan submitted. The building envelope is plotted, but questions remained unanswered as to the affect the steep slope and existing tree canopy would be disturbed by development of this lot.

The recommendation to approve the plan without the requested waivers received a favorable vote of 7-1. The Planning Commission offered this recommendation with the condition that the applicant or developer be subject to the land development review and approval process at the time 501 E. Birch Lane is proposed for development.

The Planning Commission discussed their plan for the review of the Model SALDO Ordinance. It was agreed that Part #5, Article 1, General Provisions will be discussed at the next scheduled meeting. That meeting will be held on July 21, 2020 with a 7:00 P.M. start time.

The meeting was adjourned at 8:10 P.M.

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