**SPRINGFIELD TOWNSHIP**

**PLANNING COMMISSION**

**MEETING MINUTES**

**August 17, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:01 P.M., in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038. Present at the meeting were Ms. Helwig, Ms. Murray, Mr. Gutowski, Mr. Sands and Mr. Schaefer. Also in attendance were Commissioner Baird Standish and Mark Penecale, Director of Planning & Zoning.

**Approval of the Minutes:**

The minutes of the July 6, 2021 meeting were approved with several revisions.

**Commissioner’s Report:**

Commissioner Standish informed the Planning Commission that the Land Development application filed for additions to Flourtown Shopping Center may be moving forward. The developers appeared in front of the Whitemarsh Township Zoning Hearing Board last week. If the requested relief is granted, the revised land development plan is expected to be submitted before the end of summer. The Commissioner also brought the Planning Commission up to date on the grants that have been secured by Brandon Ford {Assistant Township Manager}. The newly secured grants will be used to off-set the matching funds cost on larger grants Mr. Ford has obtained for Springfield Township to cover cost of improvements within our parks, the Walnut Avenue walking path and work being done at the Tank Car Property. The Commissioner also spoke on the importance of our September 7, 2021 Planning Commission meeting and the review of the Sketch Plans submitted for 380 & 402 Haws Lane.

**Old Business:**

There was no old business to discuss.

**New Business:**

The Planning Commission reviewed the Land Development application submitted by Sea Vic, LLP & EJ5 LLC for the property located at 1123 Ivy Hill Road, Wyndmoor, PA. The applicant seeks approval to demolish the existing 900 square foot building to the front of the site and the existing dog kennels. Once demolished, the ground will be redeveloped as a 14 stall on-site parking lot. The remaining building of 12,472 square foot warehouse and manufacturing building will remain. The proposed use of the building will remain manufacturing/warehouse.

The presentation of the application was given by Scott Zwizanski, P.E. from Inland Design Group. Mr. Zwizanski informed the Planning Commission that a Landscape Architect has been hired to address the buffering and landscape issues raised within the Township Engineer’s Review Letter, dated August 5, 2021. An overview of the proposed development was provided. Mr. Zwizanski reviewed the Staff Review Letter and addressed each comment. The majority of the letter generated a “Will Comply” from the applicant. The applicant has decided to eliminate two of the proposed on-site parking stalls. This will allow for the installation of the curbing, driveway apron and sidewalk along the property’s frontage. In addition, the proposed alteration will allow for the required front yard buffer and street trees to be installed as required. The applicant has requested several waivers from the requirements of the Subdivision & Land Development Ordinance. Each requested waiver was discussed and a determination was based on the plan submitted, the existing improvements on the site and the proposed layout. The Planning Commission discussed the following waiver requests and offered the following recommendations:

**Section 95-11.E. (2) (b)** This is the requirement to offer the dedication of open space to the Township for use as additional park or recreational facilities. This development is required to offer 9,500 square feet to Springfield Township. The Planning Commission recommended the approval of this waiver.

**Section 95-11.E (8)** This is the alternative to submit a fee in-lieu of the dedication of 9,500 square feet of open space to Springfield Township. The Planning Commission recommended the approval of this waiver.

**Section 95-11.I** This is the requirement to supply landscape buffers along the side and rear property lines. The applicant stated that the side and rear property line are existing non-conforming and do not allow the space for the planting of the required buffer. A Landscape Architect has been hired to address this request. The Planning Commission recommended the approval of this waiver.

**Section 95-11.I. (3)** This is the requirement to plant landscaping along the existing parking lots and the loading bay. The applicant stated that the side and rear property line are existing non-conforming and do not allow the space for the planting of the required buffer. A Landscape Architect has been hired to address this request. The Planning Commission recommended the approval of this waiver.

**Section 95-11.15.A** This is the requirement to provide additional street right-of-way in conjunction with this application. The Planning Commission does not recommend the approval of this waiver request.

**General Notes:** The applicant requested a waiver from the requirements to install curbing within both existing and proposed parking lots. The applicant stated that installing curbing along the outer edge of the on-site parking lots would alter the existing storm water flows and this could have an adverse effect on this property and those that share a property line with the site.

The recommendation to approve the plan and the requested waivers as listed received a favorable vote of 5-0. The Planning Commission’s recommendation was based on alterations to the site that will include a reduction in the impervious coverage, additional landscaping, lighting improvements and the addition of sidewalks that will provide connectivity to the site. The Planning Commission offered this recommendation with the following conditions:

1. A STEM’s review be provided on this proposed development and any recommendations stemming from those comments be addressed to the satisfaction of the Springfield Township Board of Commissioners.
2. The report and/or plan submitted from the Landscape Architect be submitted for review and all review comments be addressed to the satisfaction of the Springfield Township Board of Commissioners.
3. The cross easement and shared parking agreement language be submitted for review and approval of the Springfield Township Solicitor. The shared parking agreement language must also be added to the revised plan.
4. At least 10 days prior to the Springfield Township Board of Commissioner’s Meeting, the revised plan must be submitted for review that includes the required curbing, sidewalk, driveway apron, street trees, front yard buffer and the revised parking lot design. This plan should also include any revision stemming from the “Will Comply” statements made by the applicant.

The meeting was adjourned at 8:03 P.M.

The Planning Commission will meet again on September 7, 2021.

Respectfully Submitted

Mark A. Penecale

Director of Planning & Zoning