

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 5, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:03 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, Mr. Gutowski, Mr. Sands, Mr. Devine, Mr. Mascaro, and Mr. Schafer. Also in attendance were Commissioner Baird Standish, Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the September 21, 2021 meeting were approved as submitted.

Old Business:

There was no old business to discuss.

Commissioner's Report:

Commissioner Standish had nothing to report at this time.

New Business:

Ms. Helwig stated that the purpose of this meeting is to review land development plans that have been approved over the last ten years to identify design and layout aspects that work on the properties and to compile a list of those design requirements that have not worked. The meeting was turned over to Aaron Holly.

Mr. Holly worked from a power point presentation he prepared and started with the development of 901 Willow Grove Avenue. He pointed out that the building was moved closer to the street to create a more village feel, the development included wider sidewalks with outdoor areas and made use of rear parking layout that adds in the buffering of the site from the adjoining park grounds.

The Planning Commission commented on how well this site seems to work and that the on-site parking seems to be adequate for the collection of uses on the site. The Planning Commission liked the connectivity of this site to the park grounds and the outdoor use areas.

The Atria Assisted Living Facility on Ridge Pike was reviewed and the overall opinion is that the development works well. The Planning Commission was happy with the landscaping and the interconnected sidewalks throughout the development.

Mr. Gutowski asked if Mr. Holly has a list of what waivers were approved for each of the developments that are proposed to be reviewed. In addition, he asked the Planning Commission to identify a list of goals and objectives prior to reviewing the design standards. He reminded the Planning Commission that our present design standards were established for the development of vacant properties.

The Children's Hospital of Philadelphia development was reviewed next. The conversation on this development centered on the amount of parking, the removal of a number of large trees and the open air detention basin. It was pointed out that the available open space on this project seems wasted, as there is a large area that is nothing but grass. This area could have been put to better use.

The Planning Commission discussed the need to have alternate designs for the required on-site stormwater management. Promote the use of non-pervious or semi-pervious paving materials and promote shared parking agreements and interconnected parking lots that would allow for a reduction in the amount of paved area on these sites.

Mr. Mascaro pointed out the cost differential and maintenance requirements of installing the required stormwater management systems under proposed parking lots.

Mr. Schafer asked how monies collected by the Township for the "In lieu of" the planting of trees on a development are used. Mr. Penecale stated that these fees are used by the Township for the planting of trees and other landscaping within Township controlled properties.

Ms. Helwig stated that she would like the Planning Commission to include a review of site lighting, pedestrian access, inter-connective trails/walkways and alternate parking designs added to the list of items reviewed within the Design Standards.

Mr. Gutowski stated that we need to look at impervious and building coverage limitations that are not a current requirement in all zoning districts. He also stated that we need to look at allowing greater flexibility within the design standards.

The development at 1300 Bethlehem Pike was reviewed and the overall discussion was positive. The Planning Commission liked the scale of the building on the site and the perimeter landscaping. The parking lot layout seems to work, but it was noted that the parking lot is never full.

It was asked by the Planning Commission if a list of the common waivers could be provided that were granted for these applications. In addition, what are the common waivers that most of the applications have in common? It was pointed out the Planning Commission may wish to review the requirements of those common waivers in an attempt to identify if there are any issues with those standards.

The meeting was adjourned at 8:30 P.M.

The Planning Commission will meet again on October 19, 2021.

Respectfully Submitted

Mark A. Penecale

Director of Planning & Zoning