

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 19, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:00 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, Mr. Devine, Mr. Mascaro, and Ms. Blankin. Also in attendance were Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the October 5, 2021 meeting were approved as submitted.

Old Business:

There was no old business to discuss.

Commissioner's Report:

A commissioner's report was not provided.

New Business:

Ms. Helwig stated that the purpose of this meeting is to review several 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 that included the approved redevelopments located at 1300 Bethlehem Pike, the Development of Springfield Manor, the new Enfield Elementary School and the High School Development.

The Planning Commission reviewed the mixed use building located at 1300 Bethlehem Pike. Mr. Holly pointed out that the building was placed closer to the roadway and this allowed the parking lot to serve as additional buffer for the residential properties that border this site. The Planning Commission was impressed with final product and had a positive opinion on the look and use of the building. There was discussion on improvements that should be addressed.

Mr. Gutowski questioned the extent of interconnected walkways, trails and the like. A discussion followed that centered on the need for these types of improvements to promote walkability within the Township. The Planning Commission pointed out that this should also include bus

shelters, layby lanes for bus stops and additional crosswalks both on-site and within the public right-of-way.

Mr. Holly informed the Commission that SEPTA has released new standards for bus shelters and committed to sharing this information with the Planning Commission in advance of the review of these design standards.

A discussion followed on the need to increase the size and/or density of the buffers between non-residential and residential uses. The Planning Commission would like to discuss the impact these development have by way of noise, lighting and the use of these sites. A conversation followed on the need to consider flexibility in the types of plants and materials used within the buffers.

This was followed by a conversation on the need to create a scale for the required buffers that would be based on the proposed use and intensity of that use. Buffers could include the use of landscaped berms and a combination of plantings and fencing.

The Planning Commission discussed trash enclosures, the design of these enclosures and need to screen them from adjoining residential properties. This also included a brief discussion on access to these enclosures. This will be addressed within the design standards.

The Planning Commission also discussed the need to consider additional improvements within the right-of-ways to accommodate upgrades such as benches, trash cans and the like. Mr. Holly brought up the Bethlehem Pike Improvement Study and will make this available to the Planning Commission.

The Planning Commission moved on to discuss the Springfield Manor Development and pointed out the need to include language for a more flexible layout options that would allow for a better use of the green space and better spacing of the dwellings. The concern with this development is that it appears that 80% of the dwelling units are all clustered on one end of the site.

The Enfield Elementary School and the High School Development were next on the agenda. The common elements with both of these developments is traffic, parking and access. The Planning Commission discussed the need to concentrate on safe, effective traffic patterns for these types of developments. Student drop-off and pick-up are a major concern and the need to ensure there is not a negative impact on the roadways that serve these uses. The common back-up on Montgomery Avenue during pick-up or drop-off at Enfield Elementary School was noted. It was also noted that the SEPTA bus stop location and the SEPTA bus layover compounds the issue.

Mr. Holly informed the Planning Commission that it is his opinion that the review of the design standards will require more than one meeting to complete each section. He committed to producing each section of the model ordinance two weeks prior to the scheduled meeting to allow the Planning Commission ample time to review the draft prior to the meeting.

The meeting was adjourned at 8:15 P.M.

The Planning Commission will meet again on November 16, 2021. The November 2, 2021 meeting has been cancelled due to Election Day.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning

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