

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
May 3, 2022**

The Springfield Township Planning Commission met for their 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. Murray, Mr. Devine, Mr. Sands, Mr. Quill, Mr. Mascaro and Ms. Helwig. Also in attendance were Baird Standish, Commissioner Ward #5 Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the April 5, 2022 meeting were approved as submitted.

Old Business:

There was no old business to discuss.

Commissioner's Report:

The Commissioner was asked if there has been any new discussion on the Haws Lane properties and the Township's interest in purchasing those properties. The Commissioner reported that discussions among the Commissioners are ongoing and that there is nothing to report at this time.

Mr. Penecale informed the Planning Commission that the Zoning Hearing Board application that was approved for the 12 townhomes at 1108 & 1110 Willow Grove Avenue has been appealed. No date has been provided for when that appeal will be heard by Common Pleas Court. In addition, the Planning Commission was informed that the Land Development Application for the construction of the David's Building at LaSalle College High School has been submitted and will most likely be on an agenda for June of this year.

New Business:

Ms. Helwig opened this portion of the meeting by reminding those in attendance that the rendering submitted by J35 Development, LLC is being presented informally and that the purpose of the presentation is to solicit comment. No decision or formal recommendation will be offered by the Planning Commission.

The single page rendering submitted by J35 Development, LLC for the redevelopment of 910 Willow Grove Avenue, Wyndmoor, PA was presented by Mr. Jay Overcash.

Mr. Overcash explained that the proposed redevelopment would involve the demolition of the existing single story structures on the site and the construction of one three story building that would house medical office space on the first floor and a total of eight apartments on the remaining two floors. Mr. Overcash stated that both the building coverage and the impervious coverage on-site would be decreased with this proposal. The proposed redevelopment would increase the green space on site, comply with today's requirements for on-site stormwater management and most importantly, comply with the on-site parking requirements of the Zoning Ordinance.

Mr. Overcash informed the Planning Commission that the development as proposed would require a use variance to allow for the mixed use of the building and a dimensional variance to allow the front yard setback to be reduced by 5 feet. Mr. Overcash did state that the engineered plans for this proposal have not been completed, so the exact decreases in impervious and building coverages are not known at this time. He apologized to the Planning Commission for not having the project engineer available, but the gentleman has Covid.

Mr. Devine asked if the entire first floor would be used as medical office space or would any other type use be brought in as a tenant.

Mr. Overcash stated that Skin Smart would occupy the entire first floor.

Mr. Quill asked about the on-site parking and if spaces would be reserved for the apartments similar to the development across the street. Mr. Quill stated that parking for Captain Andy's can be very difficult at times.

Mr. Overcash stated that he does not believe that parking stalls would be reserved for the apartments due to the fact that this site will comply with the on-site parking requirements and he does not believe that with 43 on-site stalls, parking for the apartments will be an issue.

Mr. Devine asked if there is a design or rendering of what the building will look like.

Mr. Overcash explained that he has not progressed that far along in the development of this project. In addition, he added that it would not look like his development across the street in that it would be a brick façade from grade to the roof line.

Ms. Helwig asked if the proposed apartments would be one or two bedrooms.

Mr. Overcash stated that his units are designed with one bedroom and an office space, but they are generally listed as two bedrooms.

Mr. Mascaro asked about any current stormwater management issues and what is proposed for this site as part of the redevelopment.

Mr. Overcash explained that the site currently has no on-site stormwater management and stormwater just free flows off the site. In addition, he added that he will have to comply with the on-site stormwater management requirements as he moves through the Land Development process.

Ms. Helwig asked about access to and from the building.

Mr. Overcash stated that the front entrance would be solely used by Skin Smart and the rear entrance would be for use of the apartments.

Ms. Dina Davidson, the owner of 8008 Traymore Avenue stated that she was in favor of the development across the street, but is not in favor of any reduction in the required front yard setback. He asked if a crosswalk was being installed that would link either of the two driveways from this proposed development to the other side of Willow Grove Avenue. She also asked if this development would be available for overflow parking for the sports fields in Veteran Park and the restaurant across the street.

Mr. Overcash stated that he has no plans to install additional crosswalks and that the site would be available for overflow parking.

Mr. Phillip Dominic, the owner of 811 Willow Grove Avenue stated that he hopes the additional parking will help as there is a real issue for the residents in the area due the use of the park, Captain Andy's and the restaurants in the area. The Police have started to ticket vehicles that block driveways, double park and the like. It has helped, but not completely cured the parking issues.

Mr. Quill asked Mr. Overcash to revisit the reserved parking for the apartments on this site.

Mr. Overcash stated, he may consider one on-site parking stall per unit, but does not believe it will be an issue with 43 on-site parking stalls available.

Ms. Helwig noted that we had received an email from Ms. Kathy Hodgkiss, the owner of 18 Wyndmoor Drive. Ms. Hodgkiss stated that she is not in favor of another three story building, constructed 15 feet from the front property line on Willow Grove Avenue. She is concerned Willow Grove Avenue will look like the "Grand Canyon".

Ms. Helwig checked one last time to see if there were any additional comments. Seeing none, she thanked Mr. Overcash for the presentation and the residents for their comments and closed the discussion on this rendering.

The Planning Commission finished up their review of Section 309 through Section 311 of the Model Subdivision & Land Development Ordinance. There were a number of grammatical corrections that were addressed.

The Planning Commission elected to cancel their May 17, 2022 scheduled meeting due to the fact that it is Primary Election Day and the Township Administration Building is a polling location.

A motion was made to adjourn for the evening. This motion was seconded and all were in favor.

The meeting was adjourned at 7:52 P.M.

Respectfully Submitted

Mark A. Penecale

Director of Planning & Zoning