

Springfield Township Planning Commission Meeting August 17, 2021

Please be aware that this is an in-person meeting with a 7:00 PM start time. This meeting will be held at Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners must render the final decision on all agenda items.

Call To Order:

| | | | |
|-------------------|-----------------|----------------|---------------|
| Roll Call: | Murray | Devine | Sands |
| | Schaefer | Blankin | Quill |
| | Gutowski | Mascaro | Helwig |

Minutes: Review and approval of the minutes from the meeting of July 6, 2021.

Agenda Item:

PC1: This is the land development application of **Sea Vic, LLP & EJ5, LLC** for the property located at 1123 Ivy Hill Road, Wyndmoor, PA 19038. The applicant proposes to demolish the existing 900 square foot building to the front of the property and the existing dog kennel structure. Once removed the applicant seeks approval to construct a parking lot for 16 additional vehicles. The existing warehouse/manufacturing building will remain on the property and be used for industrial uses as permitted by the Zoning Ordinance. The plan plots the location of additional landscaping along the frontage of the property and northeastern property line; as well as a small landscaped area to the rear of the site. This property has a number of existing non-conformities related to building setbacks, coverage percentages and landscaped buffers that are proposed to remain unchanged. The property is zoned within both the Industrial District and the Limited Industrial District of Ward #5 of Springfield Township.

Adjourned:



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: 1123 Ivy Hill Road

Location: 1123 Ivy Hill Road

Wyndmoor, PA 19038

C Name of Owner: EJ5 LLC

Address: 1206 Susan Circle

Oreland, PA 19075

Phone #: 267-784-3036

D Name of Applicant: Sea Vic, LP

Address: 1206 Susan Circle

Oreland, PA 19075

Phone #: 267-784-3036

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Scott Zwizanski, Inland Design, LLC

Address: 16 Hagerty Blvd., West Chester, PA 19382

F Existing Zoning Classification: Industrial/Limited Industrial

Total Acreage: 0.877 New Non-Res. Floor Area: 12,472 (sq. ft)

Sewerage: Public Private _____
Water: Public Private _____



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

| Intended Land Use(s) | # of Lots | Units | Buildings |
|---------------------------|-----------|----------|-----------|
| () Residential | _____ | _____ | _____ |
| () Commercial | _____ | _____ | _____ |
| (x) Industrial | <u>1</u> | <u>2</u> | <u>1</u> |
| () Office | _____ | _____ | _____ |
| () Other (Specify below) | _____ | _____ | _____ |

G Does this application meet all the requirements of the existing Zoning Classification? (x) Yes () No (if no, attach a list of variances and/or special exceptions)

H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes (x) No (if yes, attach a copy)

I List additional material submitted with this application

1. Post Construction Stormwater Managment Report
2. _____
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

| Use | Waiver Request/ Sketch Plan | Preliminary Plans | Final Plans |
|----------------|--------------------------------|----------------------|------------------------|
| Residential | \$250 | \$200 per D.U. | \$250 per D.U. |
| Nonresidential | \$250 | \$500 + \$100 / acre | \$2,500 + \$150 / acre |



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

K Escrow Fund

The escrow account shall be established based on the following calculations:

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ 3,000

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ _____

Final Plan Fee \$ _____

Total \$ 2,650



Check # 1026

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

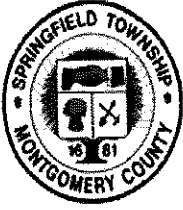
*MSP
7/21/2021*

RESIDENTIAL LAND DEVELOPMENT

| <u>Number of Lots or Units (whichever is greater)</u> | <u>General Fee + Fee Per Lot or Unit</u> |
|---|--|
| 1 - 3 | \$150 (flat fee) |
| 4 - 20 | \$180 + \$23 per unit |
| 21 - 100 | \$450 + \$21 per unit |
| 101 + | \$1,060 + \$20 per unit |

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

| <u>Gross Square Feet of New Building</u> | <u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u> |
|--|--|
| 1 - 3,000 sq. ft. | \$220 flat fee |
| 3,001 - 25,000 sq. ft. | \$519 + \$27 for every 1,000 sq. ft. |
| 25,001 - 50,000 sq. ft. | \$1,050 + \$23 for every 1,000 sq. ft. |
| 50,001 - 100,000 sq. ft. | \$1,550 + \$20 for every 1,000 sq. ft. |
| 100,000 + sq. ft. | \$2,580 + \$15 for every 1,000 sq. ft. |
| Total \$ ⁸⁸⁰ _____ | Check # _____ |



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

N Signature

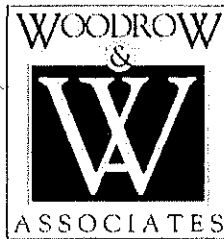
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

7.15.21
DATE

Joseph C. Cawley
SIGNATURE OF APPLICANT





August 5, 2021

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 1123 Ivy Hill Rd – Land Development

Dear Mark:

My office is in receipt of a six-sheet set of plans prepared by Inland Design engineers of West Chester Pennsylvania. The plans depict the redevelopment of this property involving the demolition of an existing structure (currently underway) and replacing that area with a new parking facility with landscaping and lighting improvements. The property will continue to support a reuse of the existing warehouse building which contains approximately 12,500 square-foot of space. My further review comments are as follows:

A. Threshold issues

1. Building use – the plan should describe the intended reuse of the warehouse building to assure proper consideration has been given the needs to support the facility.
2. Safe parking function – the applicant should be prepared to explain what type of vehicle access is required for the new use of the existing warehouse building. The ability for delivery trucks to navigate the new parking field, driveway aisles and gain access to the existing warehouse building appears difficult.
3. Roadway improvements – the extent to which Ivy Hill road is to be improved must be defined.
4. Landscaping – the project landscaping plan falls short of meeting ordinance requirements.
5. Parking count – it appears that compliance with all of our code requirements will diminish the number of parking spaces available to the property and therefore fall short of the quantity needed to support the full use of the building

B. Approvals/permit/reviews – I would suggest that any approval our board of commissioners grant this application should be conditioned upon the applicant securing the following approval/permit/reviews.

1. Cross access easement agreement – our solicitor's office should be comfortable with the document that defines responsibilities and expectations for a shared parking and access configuration binding the subject property with the various adjacent parcels including 1117 Ivy Hill Rd.

C. Zoning ordinance review

August 5, 2021
 Mark Penecale, Planning Director
 Springfield Township
 Reference: 1123 Ivy Hill Rd -

1. The subject parcel is bisected by a Springfield Township zoning district boundary line. The rear the property is zoned limited industrial. The frontage of the property along Ivy Hill Road is zoned industrial. The existing structure has a number of nonconforming setback conditions including maximum impervious cover, side yard setback and rear yard setback. The proposed application does not exacerbate these existing nonconforming conditions.
2. Sect 134.A(12) Regarding parking space requirements. In addition to the requirement to provide parking spaces based upon the size of the building, the ordinance also speaks to an obligation to understand the number of employees, guests and visitors to the facility. The plan must make a statement with regard to the intended occupancy of the structure. I will also point out that the plan relies on three parallel parking spaces adjacent to the existing property boundary lines. It may be difficult to access and utilize the spaces dependent upon the volume of traffic anticipated with the use.
3. Sect 114-134.B This code citation reinforces the need to understand the changing use of the existing structure.
4. Sect 114-134.F(1) The plan must dimension the required buffer yards as measured from all property lines including the Street frontage.
5. Sect 114-134.F(1) Loading area – is unclear how loading will take place for the proposed reuse of the building. The existing loading dock is not accessible due to the reliance on parking spaces that would otherwise block a reasonable traffic pattern to serve this loading area. The plan must designate a reasonable loading area in support of the intended use of the building. The consideration must speak to the normal delivery services such as Federal Express, UPS, as well as the need to provide loading for material deliveries to the businesses that will occupy the structure.

D. Subdivision and land development ordinance

1. Sect 95-7.D The plan fails to show the ultimate right-of-way line required for Ivy Hill road. The dimension of the right-of-way width as well as the bearing an distances to properly close the project boundary is required. Further, I will point out that all setback lines must be measured from the ultimate right-of-way line and that all building coverage and impervious coverage calculations for the zoning tabulation must be measured to this line as opposed to the title line shown in the bed of Ivy Hill Road. It should be noted that the acknowledgment of road right-of-way will have an adverse impact on the number of parking spaces assigned to the facility.
2. Sect 95-7.F The location size and configuration of the water and sewer service to the existing facility must be shown.
3. Sect 95-7.H Landscaping plan – the landscaping plan must be signed and sealed by professional landscape architect. Further, the landscape architect taking ownership of the plan must make a statement as to the plans ability to comply with all aspects of the parking lot landscaping and property buffering requirements.
4. Sect 95-10.A The ultimate right-of-way with for Ivy Hill Road shall not be less than 70 feet in addition, a curb line must be established across the frontage of the subject property to align with the improvements of the properties adjacent.
5. Sect 95-10.I Sidewalks measuring at least 4 foot in width must be provided along the property frontage.

August 5, 2021
 Mark Penecale, Planning Director
 Springfield Township
 Reference: 1123 Ivy Hill Rd -

6. Sect 95-11E(2)(b) Land must be offered for dedication to the Township for additional Park and recreational facilities. In non-residential land developments, the amount of land to be offered for dedication shall be 3000 ft.² of land for each 4000 ft.² of building. A total of 9500 ft.² of open space should be considered for this application.
7. Sect 95-11.E(8) As an alternative to providing land, a fee in lieu of dedication may be considered.
8. Sect 95-11.H property corner survey monumentation must be provided and defined on the land development plans. Further, the surveyor must affix the certification found in this code section 2 the plan for execution.
9. Sect 95-11.I The board of commissioners shall require that landscaping be provided in conjunction with the land development plan. The application does contain a landscaping and lighting design page. However, full compliance with the ordinance is not achieved. I would suggest that the applicant delineate those areas of the site plan where the buffering and screening cannot be provided and rationale as to why waiver should be granted.
10. Section 95-11.I(2) Street trees the ordinance requires that new Street trees be placed along existing road frontages. The application does not proposed Street trees.
11. Sect 95-11.I(3) This code citation defines the obligation to provide buffer plantings along parking lots and adjacent to loading areas more generally referred to in comment number nine above.
12. Sect 95-12 It should be understood that the Township will require the posting of financial security to guarantee that the quasi – public improvements that are made part of any land development approval are properly installed.
13. Sect 95-15.A A formal dedication of Street right-of-way will be required in conjunction with this application.

E. Stormwater management

1. Sect 88-8 the applicant has met their obligation to provide for stormwater management by virtue of a simple reduction in the amount of impervious cover that today exists the subject property. I would however ask the applicant to work with the community to provide any incremental improvement to water quality that can be achieved through the use of infiltration beds, storm water inlet filters and other methodologies recognized by the Pennsylvania best management practice handbook.
2. The plan is not clear as to the existing drainage patterns that exist between the subject property and the building located at 1117 Ivy Hill Rd. It appears low-lying and potentially poor drainage area exists to the rear corner of the building at 1117 Ivy Hill. With the construction of the new parking lot. I would ask the designer's to clearly designate how drainage is to be improved in this area.
3. The existing loading dock serving the building is supported by a storm sewer inlet and conveyance system. The applicant must clean and view this pipe to assure its proper function and proper drainage of the facility.

F. General design comments

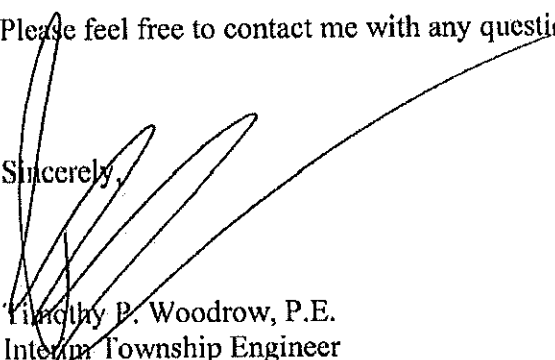
1. Parking egress easement – the plan appears to indicate that the easement proposed is not reciprocal. In the alternative, the easement is to benefit the subject property and encumber 1117 Ivy Hill Rd. The easement would allow for one-way traffic to

August 5, 2021
Mark Penecale, Planning Director
Springfield Township
Reference: 1123 Ivy Hill Rd -

- exit the new parking facility and exit onto Queen Street. The success of the new parking lot will rely heavily on the availability of this easement. The applicant should provide evidence that the owner the adjacent property has agreed at least in concept to the configuration.
2. It is not appear that the proposed parking lot improvement is to be surrounded by a perimeter concrete curb. A curb must be designed and tied into the improvements required for Ivy Hill Road.
 3. A detailed design of the driveway intersection with Ivy Hill Road must be provided. The driveway should include spot elevations for curb radii, sidewalk handicap ramp design, and drainage consideration.
 4. Fire marshal review will defer to the fire marshal as to the adequacy of access and circulation for emergency service vehicles.
 5. It appears that the parking count will be decreased once the road right-of-way, sidewalk, buffer requirements and loading spaces are designed into the project. From a zoning perspective it does not appear that sufficient parking will then exist to support the full use of the building. This deficiency must be addressed.

Please feel free to contact me with any questions you may have regarding this review.

Sincerely,


Timothy P. Woodrow, P.E.
Interim Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc
Mike Taylor, Township manager
Jim Garrity Esq., solicitor
Andy Freimuth, Esq., solicitor
Sea Vic LP applicant
EJ5 LLp owner of record
Inland design Inc.

August 5, 2021
Mark Penecale, Planning Director
Springfield Township
Reference: 1123 Ivy Hill Rd -

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

August 12, 2021

Mark Penecale, Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Re: MCPC # 21-0208-001
Plan Name: 1123 Ivy Hill Road
(1 lot comprising 0.907 acres)
Situates: Ivy Hill Road: Queen St. (S), Michener Ave. (N)

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Sea VIC, LP., has submitted a preliminary/final subdivision plan proposing to demolish two existing structures on the property and add 32 parking spaces that would serve the existing industrial/warehouse use on site. The two structures proposed to be removed are situated at the front of the lot off of Ivy Hill Road and currently house a dog grooming/boarding facility. As proposed, the site will be accessed via Ivy Hill Road with a one-way parking flow exiting onto Queen Street via a parking egress easement with the adjacent parcel. The structure proposed to remain on site has existing nonconformities in regards to impervious coverage and front and rear yard setbacks. The property is located in the township's Limited Industrial and Industrial zoning districts. The applicant submitted a preliminary/final plan dated July 19, 2021, and the property is served by public water and sewer.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use element of the 2012 Springfield Township Comprehensive Plan identifies this property as an Employment Center area. In addition, the site is also identified as a Business Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. The proposed improvements are consistent with both land use designations.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

- A. Parking Lot Landscaping. Per § 95-11.1.(3).(b).[1], 500 square feet of planting area is required for every 10 parking spaces. It is unclear from the plan if this requirement is met with the landscaping proposed on the plan. The applicant should confirm that this requirement is met and this should be indicated on the plan.
- B. Street Trees. Per § 95-11.1.(2).(b.) one street tree is required for each 35 feet of street length or portion thereof. The site has 80 feet of frontage which would require two street trees. According to the landscaping plan, only one street tree appears to be provided. The applicant should comply with this requirement or request a waiver from the township.
- C. Proposed Plantings/Plant List. The applicant is proposing to plant eight Barberry Shrubs per the provided landscaping plan (page 6). Since Barberries are non-native plants, we recommend a different species of shrub, such as Northern Bayberry or Inkberry Holly.

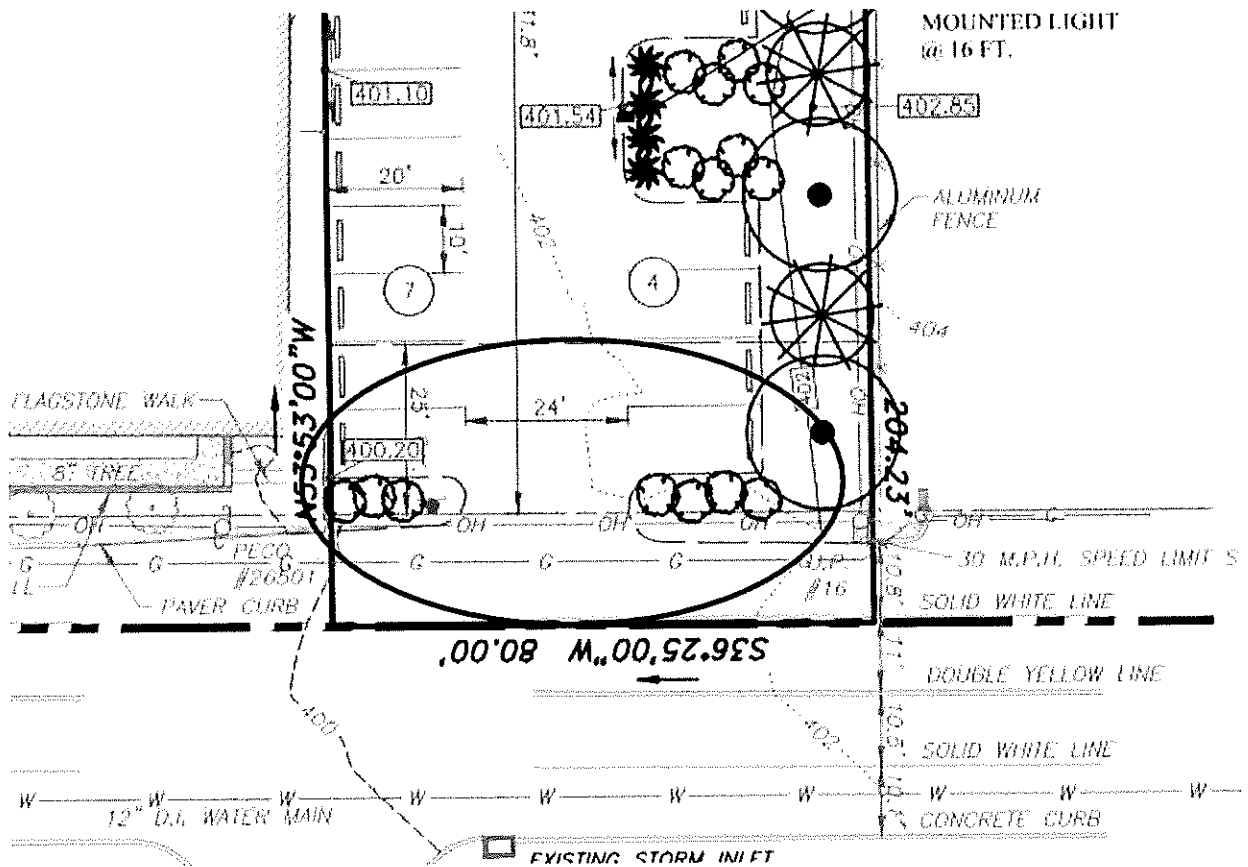
PEDESTRIAN CONNECTIVITY

- A. Sidewalks. Sidewalks should be installed along the Ivy Hill Road frontage per § 95-10.1. As currently proposed there is not enough room for both a sidewalk and the landscaping area, due to the space required to meet the minimum parking requirements. Please reference comment below for a possible solution. The applicant could also consider a crosswalk across the access driveway of the site in lieu of a sidewalk.

PARKING

- A. Shared Parking Agreement. In addition to the egress easement with the adjacent lot indicated on the plan, the applicant should consider a shared parking agreement that would allow existing parking spaces at 1101 Ivy Hill Road to count towards the parking requirements at 1123 Ivy Hill Road. At a minimum, this would allow for the removal of the two spaces along the

frontage of Ivy Hill Road entrance indicated in the image below. This would create enough space to add a sidewalk and possibly expand the landscaping area.



CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal to demolish existing structures on the property and add additional parking; however we believe that our suggested revisions will better achieve Springfield Township’s planning objectives for commercial/industrial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (#21-0208-001) on any plans submitted for final recording.

Sincerely,



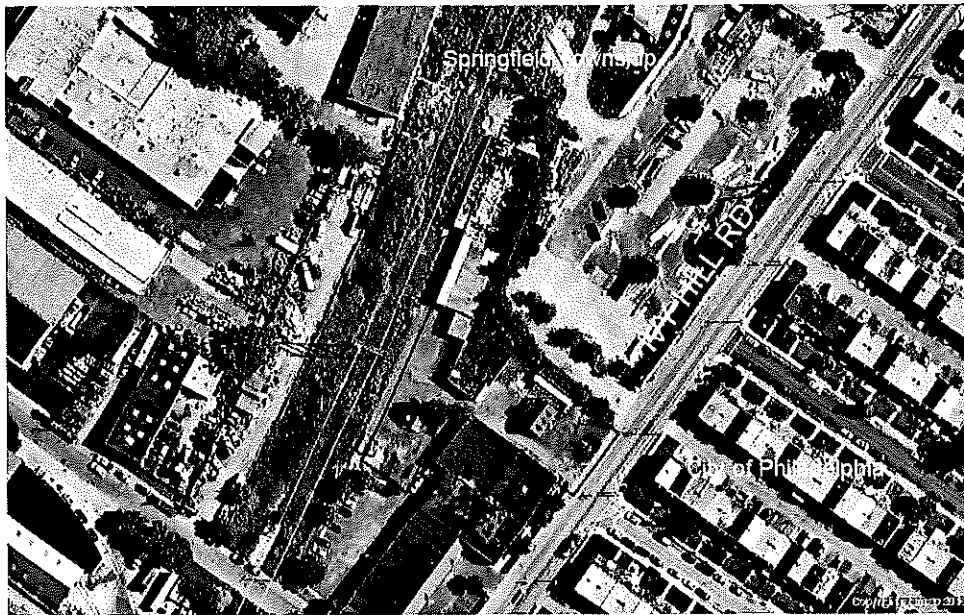
Aaron Holly, Community Planner
aholly@montcopa.org
610-278-3748

c: Sea Vic LP., Applicant
A. Michael Taylor, Springfield Township Manager
Amanda Helwig, Chair, Springfield Township Planning Commission

Attachments: Appendix A - Aerial of Site
Appendix B - Reduced Site Plan

APPENDICES

Appendix A: Aerial Photo of Site



1123 Ivy Hill Road
MCPC #210208001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
132 Locust St. • Philadelphia, PA 19102
610.251.1222 • info@mcpc.org
www.montgomerycountypa.gov
Aerial Photo © The Pennsylvania State University