

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
November 15, 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, Ms. Blankin, Mr. Sands, Mr. Devine, Mr. Schaefer, Mr. Harbison and Ms. Helwig. Also in attendance were Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

**Approval of the Minutes:**

The minutes from the November 1, 2022 meeting were approved.

**Old Business:**

Mr. Jeremiah Laster, owner of a property located at 1013 Hazelwood Drive in Philadelphia and several of his neighbors attended the meeting to discuss the Sketch Plan reviewed at the November 1, 2022 meeting for the proposed development of 30 contractor's storage units on the vacant tract of ground on Ivy Hill Road. Mr. Laster raised his concerns on the proposed development related to traffic, hours of operation, flooding and the impact a development of this type would have on the Hazelwood Drive home owners. The Planning Commission assured Mr. Laster and his neighbors that this was a Sketch Plan review and that no formal action was taken on this plan. The Commission relayed their concerns on the proposed development. Mr. Laster was informed that if this plan is to move forward, the next step would be an application filed with the Springfield Township Zoning Hearing Board. Mr. Laster and his neighbors were assured that if any additional application(s) are filed for this development, they would be notified. Mr. Penecale committed to hand delivering to the Hazelwood Drive residents as well as sent notice to 9<sup>th</sup> District Council Office of Philadelphia.

**Commissioner's Report:**

There was no report provided.

**New Business:**

**PC1:** The Planning Commission reviewed Section 410 through Section 416 of Montgomery County's Model Subdivision & Land Development Ordinance. In addition to the Model SALDO, the Planning Commission was provided existing language from the Subdivision & Land Development Ordinance currently in use in Cheltenham, Whitmarsh and Lower Merion Township's. This was shared by way of a Power Point Presentation prepared by Ms. Nygard.

Ms. Nygard opened this portion of the meeting with an overview of Section 410 pertaining to “Wetland Protections” and the fact that our current SALDO has no protective language at all. The Planning Commission open the discussion with the need for protective measures and reviewed the Model SALDO and what is currently in place in our neighboring Townships. The Planning Commission favored the language contained within the Lower Merion Ordinance and would to revise Section 410.D to require the minimum setback of 25 feet be used.

The Planning Commission moved forward with the review of Section 411 “Riparian Corridor Management”. Mr. Harbison informed the balance of the Planning Commission that during the adoption of the Storm Water Management Ordinance, the Riparian Buffer was discussed at length and that there were concerns related to existing building(s), setbacks, and encroachments. The Commission discussed need for restrictive requirements. The Commission liked the Lower Merion language and Anne was directed to work up a merged draft with the edits approved.

Section 412 “Top Soil Protection & Grading” was reviewed and there were several questions raised on the depth to be removed and the use of the soils saved on the site. The Planning Commission was informed that this is covered under the Chapter 88-10 of the Springfield Township Code and PA Code 25, Chapter 92 permitted by and enforced by the Pennsylvania Department of Environmental Protection. Ms. Nygard informed the Commission on the need for NPDES Permits and Mr. Penecale reminded the Commission of the need for a soil erosion control plan to be submitted with all Land Development Applications.

The Planning Commission has asked the Section 413 “Erosion & Sedimentation Controls” be forwarded to the Township Engineer for his review and recommendation.

Section 414 “Historical Structures” was reviewed and a discussion took place on the need to add protective language for these buildings and sites to the SALDO. It was recommended that any plan submitted for Subdivision and/or Land Development be referred to the Historical Commission for their review and recommendation. This would allow those with expertise in historical preservation to offer their opinion and recommendation to the Planning Commission prior to any formal response being forwarded to the Board of Commissioners.

Section 415 “New and Existing Streets Design Standards”. The discussion on this this section was brief, as the Planning Commission elected to retain the existing street’s design within the current SALDO.

Section 416 “Private Streets” was reviewed with the conversation centering of what is the difference between a private street and a shared driveway that serves several homes. Mr. Harbison provided insight on prior requests to the Board of Commissioners for the dedication of a private roadway. Construction standards were discussed and it was suggested that the Township Engineer’s opinion be obtained prior to finalizing this section.

There was brief discussion on the Planning Commission's schedule for the month of December and it was decided that the meeting scheduled for Tuesday, December 20, 2022 would be cancelled.

The meeting was adjourned at 9:00 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning