

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
June 6, 2023**

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

**Approval of the Minutes:**

The minutes from the May 2, 2023, Planning Commission meeting were reviewed and approved.

**Commissioner's Report:**

Commissioner Standish informed the Planning Commission that Mr. Brenden May has been appointed to serve the balance of the term as Commissioner of Ward #7. He was happy to announce that Springfield Township has been awarded the title of Bird Town USA. The Commissioner informed the Planning Commission that Brandon Ford, Assistant Township Manager secured a grant in the amount of \$200,000.00 for the purchase of a portion of 380 & 402 Haws Lane Property. In closing Commissioner Standish informed everyone that Mr. Ford will be leaving Springfield Township on July 7, 2023, to take over the Assistant Manager's position at Lower Merion Township.

**New Business:**

**PC1:** The Planning Commission was presented the Land Development Plan for Mount Saint Joseph's Academy, located at 120 W. Wissahickon Avenue, Flourtown, PA. The applicant proposes a 2,200 square foot single story addition to serve as an enclosed connection between the gym and a classroom wing of the campus. The plan was presented by Bernadette Kearney, Esq., and Timothy J. Brennan, P.E. of Nave Newell. Ms. Kearney informed the Planning Commission that the proposed addition has been reduced in size from 3,300 square feet and received Zoning Hearing Board approval on March 27, 2023. The Zoning Hearing Board relief obtained was for the required increase in on-site parking and for landscaped islands to be installed within the existing parking lots. Mr. Brennan informed the Planning Commission that the proposed addition would provide a covered and enclosed walkway between the existing gym and a classroom wing of the campus. The proposed addition will be constructed over what is now a concrete walkway. Mr. Brennan discussed the proposed rain garden and the fact that it will be used for both on-site stormwater management, and as an outdoor classroom. Ms. Kearney discussed the need for the addition and the safety and comfort an enclosed connection would provide the students during rain, snow, and cold weather days. Mr. Brennan informed

the Planning Commission that this is considered Phase 1 of what the Mount Saint Joseph's Academy has planned for the next several years.

Mr. Schaefer asked how the two-foot elevational difference will be addressed and what the additional space will be used for.

Mr. Brennan stated that elevational difference can be addressed and remain in ADA compliance due to the length of the proposed enclosure. He stated that the additional space will not be used for classroom space, but as common areas for music and art.

Ms. Kearney stated that the proposed addition was being made to address safety and security concerns that the Mount Saint Joseph's Academy has.

Mr. Quill asked if a traffic study has ever been completed for this property.

Ms. Kearney stated that one was completed in 2010 as part of the last major addition to the site.

Ms. Helwig asked if the applicant planned to install the walking path described in the Woodrow & Associates Review Letter?

Ms. Kearney stated that this was the first time they had heard of the walking path, and it was not included in the budget for this project.

Mr. Helwig produced the Planning Commission Minutes from June 1, 2010, which included a motion to approve the last addition to the campus that included within the motion a condition to "establish a multi-use trail".

Ms. Helwig's comment was met with a statement that the design and leadership team from Mount Saint Joseph's Academy are all new and those that retired or have moved on, never relayed this information.

There was a lengthy conversation that included Mr. Devine, Mr. Sands, Ms. Blankin, Mr. Quill, and Ms. Helwig over the timing for the installation of the trail and/or the submission of a plan for the trail. Mr. Penecale reminded the Planning Commission of the requested waiver and that the cost of installing curbing and sidewalk is projected to be at least 4 times the amount on installing the trail. It was decided that a plan for the proposed trail would be required to be submitted no later than June of 2024.

The Planning Commission reviewed the requested waivers, and that discussion is as follows:

Section 95-07. A: The requirement to submit a complete property survey plan of the property that includes both the existing and proposed improvements to the property. They stated that a full survey of the property will be submitted with Phase 2 submission for the proposed

improvements to the property. That application will be submitted no later than September of 2024. The Planning Commission recommended approval of this waiver.

Section 95-07.H: The requirement for the submission of a Landscape Plan prepared and sealed by the licensed landscape architect. The Planning Commission recommends the approval of this request, providing the plan is submitted with the Phase 2 plan set in September 2024.

Section 95-07. I: Requiring the submission of a traffic study. The Planning Commission recommends approval of this waiver, providing a traffic study is submitted with the Phase 2 Land Development Application.

Section 95-10. A: The requirement to provide sidewalks and curbing along the W. Wissahickon Avenue frontage. The Planning Commission recommends the applicant install a walking trail from the existing sidewalk at the eastern most driveway entrance to the intersection of W. Wissahickon and Stenton Avenues. The trail would be installed in place of sidewalks and curbing. It is recommended that the trail plan be submitted no later than June of 2024 to the Springfield Township Trails Committee and an approved design be shown on the Phase 2 Land Development Plans for installation.

Section 95-11. E.2.b: The requirement to provide suitable lands for Parks & Recreation use. The Planning Commission offered no recommendation on this request and deferred the matter to the Township Board of Commissioners for consideration.

Section 95-11. E. 8; The option to pay a fee in-lieu-of for the required open space. The Planning Commission defers this request to the Board of Commissioners for consideration without a recommendation.

Section 95-11. F: The requirement to install survey monuments at the property corners and all off-sets. The applicant stated that this will be addressed as part of the Phase "2" submission. The Planning Commission recommended approval of the waiver at this time.

Section 95-11. H.1: This is the requirement to provide a detailed plan that plots the location of all street controls, survey monuments, existing and proposed utilities, and the balance of the existing and proposed improvements on the site. The Planning Commission recommends approval of this request, providing these plans are submitted as part of the Phase 2 Land Development Submission in September of 2024.

Section 95-11. I; This is the requirement to install street trees along the W. Wissahickon Avenue frontage of the property. The applicant stated that there are a number of existing trees along this frontage and requested that the existing trees would serve as the required street trees. The Planning Commission recommends a waiver of this requirement at this time and requests that requirement be re-visited once a full landscape plan is submitted as part of the Phase 2 submission.

It is recommended that the applicant be required to video inspect the existing on-site stormwater network to ensure proper operation. In addition, the applicant be required to correct the impervious coverage percentage listed on the plan set to the correct figure of 19.51%.

This recommendation to approve the plan as submitted was unanimous with a vote of 7 in favor and 0 in opposition.

The meeting was adjourned at 8:17 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning