

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 20, 2020**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:03 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Mascaro, Mr. Devine, Mr. Schaefer and Mr. Quill. Commissioner Standish was unable to attend. Also in attendance was Mr. 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 6, 2020 meeting were approved.

New Business:

The Planning Commission reviewed the land development application submitted by 225 Northwestern, LLC for the property located at 225 Northwestern Avenue. This is a four lot plan that received subdivision approval in September 2018. The lots range in size from 1.31 acres in total lot area to 2.25 acres. Lots #1, Lot #2 and Lot #4 are vacant parcels. Lot #3 is currently improved with a single family dwelling. The applicant was represented by Ross Weiss, Esq., Rhett N. Chiliberti, P.E. and Lisa Thomas, RLA.

Mr. Weiss provided an overview of the current plan and the past history of what has transpired as this application has developed from a subdivision plan to a land development submission. Mr. Chiliberti review the first 6 waiver requests that were all related to engineering design requirements. In addition, he provided testimony on the on-site stormwater management systems proposed to be used in connection with the development of the three vacant parcels. Ms. Thomas addressed the three additional waiver requests that are all related to the installation of landscaping and tree replacement requirements. Mr. Weiss stated that the plan as presented is in compliance with the requirements of the Springfield Township Zoning Ordinance.

The Planning Commission discussed each waiver request and the applicant's Engineer and Landscape Architect provided answers to the questions raised by the commission members. The discussion on the requested waivers was as follows:

Section 95-6, requesting that the plan be reviewed as both a preliminary and final plan. There was no discussion on this request. The recommendation was to approve this request.

Section 95-9, requesting the 30 foot paved cartway width not be required and that applicant be permitted to improve the paved street to 16.9 feet in width and allow the dead-end to remain as currently constructed. After a discussion on existing street conditions and what has been

approved for other applications on this street. The recommendation was to approve this request providing a STEMS review of the plan is completed and the recommendations of the STEMS review are made part of the plan.

Section 95-10.A, requesting the 30 foot paved cartway width not be required and that applicant be permitted to improve the paved street to 16.9 feet in width and allow the dead-end to remain as currently constructed. The recommendation was to approve this request providing a STEMS review of the plan is completed and the recommendations of the STEMS review are made part of the plan.

Section 95-10.C, requesting approval to eliminate the requirement to install curbing along the 609.55 foot of street frontage. After a brief discussion on storm water flows along this frontage, the recommendation was to approve this request.

Section 95-10.I, requesting approval to eliminate the requirement for the installation of sidewalks along the 609.55 foot of street frontage. The recommendation was to approve this request. This recommendation was made with the understanding that the Township has the ability to have sidewalks installed at a later date and assess the cost of that improvement to the property owners.

Section 95-11.J (2), requesting the approval to allow the storm water management systems to drain to the rear of the lots, instead of to the street. Mr. Chiliberti explained the existing topography on the sites and that everything flows to the rear of the properties. In addition, he provided details on the proposed green roof and pervious paving driveway to be installed on Lot #4. It was agreed that a note be added to plan as the Commission had concerns that if either was replaced at some point, the green roof and/or pervious paving driveway would be replaced with standard construction materials. The recommendation was to approve this request.

Section 95-11.I (2), requesting to allow for the street trees to be counted towards the required replacement trees. There was much discussion on this request. The point made was that replacement trees are separate from street trees. In addition, the Commission believes that Lot #3 should be included in the street tree count due to the fact that applicant still controls improvements within the public right-of-way in front of this parcel. The recommendation was to deny this request.

Section 95-11.I (11) (c), requesting approval to allow for a one to one replanting of the required replacement trees. The recommendation was to approve this request providing the applicant remit the in lieu of payment for the additional 94 replacement trees. This recommendation came after a discussion concerning the planting of additional trees on Lot #3. Mr. Weiss explained that Lot #3 is under separate ownership and not a party to this application. The applicant does not have the ability to plant additional trees on a lot they no longer own.

Section 95-11. (11). (c), requesting approval to allow evergreen trees at a height of 6-8 feet in height to be used as replacement trees. The recommendation was to approve this request, with

the condition that the replacement trees be planted as per the plan submitted, and dated September 3, 2020.

The Planning Commission recommended approval of the land development plan submitted by 225 Northwestern, LLC with the following conditions:

The STEMS committee review the plans submitted for the roadway improvements and their recommendations be incorporated into the plan.

That the existing trees proposed to remain on the site post construction, be inspected by an ISA Certified Arborist and any tree identified as being in need of corrective action, have either the corrective action taken or the tree be removed and replaced.

That the "Blood Good Tree" be replaced with a native hard wood tree.

That Lot #3 be included in the street tree plantings and those four trees be installed or included in the in lieu of payment.

This recommendation was made with a unanimous vote of all nine Planning Commission members.

Planning Commission discussed their next schedule meeting and the pending agenda that will include a return to a review of Article II the definitions section of the model SALDO.

The meeting was adjourned at 8:33 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning
Springfield Township