

Springfield Township Planning Commission Meeting November 16, 2021

This is the regularly scheduled meeting of the Springfield Township Planning Commission. These meetings are held as in-person with a 7:00 PM start time. This meeting is 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 action 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 October 19, 2021.

Commissioner's Report: Call on Commissioner Standish.

Agenda Item:

PC1: Representatives from **LaSalle College High School** will present several renderings of a proposed 7,000 square foot, single story addition to the existing academic wing of the main building. The proposed addition will house the existing David's Program. The David's Program provides special instruction to students in need. The proposed addition will not require any additional staff nor will there be any increase in the student population. The property is zoned within the Institutional District of Ward 7 of Springfield Township.

PC2: Representatives from **MEH Investments, LLC and 380 Haws, LP** will present a rendering for a three story, 69,510 square foot building to be used as a behavioral health facility. The building is proposed to be centrally located on the site, with parking along the frontage and both sides of the proposed building. The rendering lists the proposed building as 42 feet in height and the site is proposed to contain 93 on-site parking stalls. The rendering also plots the location of an on-



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Baird M. Standish
President

Eddie T. Graham
Vice President

Jeffrey T. Harbison
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
James M. Lee

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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Public Notice

Planning Commission Meeting

Sketch Plan Review

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on Tuesday, November 16, 2021 with a 7:00 P.M. start time to discuss an informal Sketch submitted by LaSalle College High School for a proposed single story, 7,000 square foot addition on the campus located at 8605 Cheltenham Avenue, Wyndmoor, PA 19038

LaSalle College High School will be presenting the renderings of the proposed addition to the Planning Commission in the hopes of receiving comments from both the Planning Commission and the surrounding property owners. The proposed single story addition is projected to house the existing David's Program. The David's Program provides academic support to roughly 60 to 65 existing students in need of this specialized teaching environment. The proposed addition will not increase student population on campus or require the hiring of any additional teaching staff.

A copy of both renderings have been posted on Springfield Township's website at www.springfieldmontco.org. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at mpenecale@springfieldmontco.org. As with all proposed developments presented to the Planning Commission, if you are unable to attend the meeting in person, email comments received prior to the November 16, 2021 meeting will be forwarded to the Planning Commission for their review and will be added to the project folder.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township



19th Street First Church of the Brethren

LaSalle College High School

David Center
Project Area

Chesterham Ave

Image Landsat / Copernicus



HUNT
ENGINEERING
COMPANY

kcb
Architects



BUILDING ADDITION









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Public Notice

Planning Commission Meeting

Sketch Plan Review

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on Tuesday, November 16, 2021 with a 7:00 P.M. start time to discuss an informal Sketch submitted by MEH Investment Group & 380 Haws, L.P. for institutional development of the properties located at 380 Haws Lane and 402 Haws Lane, Flourtown, PA 19031.

The applicant and owner of the site have submitted a rendering of a proposed single building consisting of 69,510 square feet, 42 feet in height to treat as many as 88 individuals, which will be used for institutional use. No additional information has been submitted at this time. This is an informal review by the Springfield Township Planning Commission. No other applications have been submitted for this site. The Planning Commission and the public will have the opportunity to review the plan and provide comment on the proposed layouts and use of the site.

A copy of both renderings have been posted on Springfield Township's website at www.springfieldmontco.org. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at mpenecale@springfieldmontco.org. As with the last meeting on the development of this site, all email comments received prior to the November 16, 2021 meeting will be forwarded to the Planning Commission for their review and will be added to the project folder.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

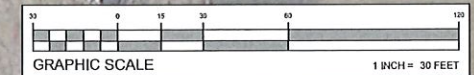
SITE DATA	
PLAN REFERENCE	
PLAN TITLE	ALTA / NPS LAND TITLE SURVEY OF TRADITIONS OF SPRINGFIELD 389 HAYS LANE
DATED	APRIL 18, 2018 REVISED N/A
SURVEYOR	CHARLES E. SHOEMAKER, INC. 1007 EDGE HILL ROAD ABINGTON, PA 19001 F.L.E. NUMBER: 26497
OWNER OF RECORD	
NAME	389 HAYS, L.P.
ADDRESS	150 MCCLOSKEY ROAD FLOURTOWN, MONTGOMERY COUNTY, PA
APPLICANT	
NAME	389 HAYS, L.P.
ADDRESS	150 MCCLOSKEY ROAD FLOURTOWN, MONTGOMERY COUNTY, PA
PARCEL DATA	
ADDRESS	350 HAYS LANE SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA
TAX MAP NO / PARCEL ID	TAX MAP NO. XXXX / PPN No. 52-00-05452-00-8 DEED BOOK XX, PAGE No. XX
ZONING DATA	
ZONING DISTRICT	INST - INSTITUTIONAL ZONING DISTRICT
EXISTING USE	EXISTING USE: SINGLE FAMILY DETACHED DWELLING - PERMITTED
PROPOSED USE	PROPOSED USE: BEHAVIORAL HEALTH FACILITY - PERMITTED

BULK REQUIREMENTS				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
BUILDING REQUIREMENTS				
MINIMUM LOT AREA	(SF) 130,600	205,900	204,764	§114-402.A.
	(AC) 3,000	4,727	4,701	
	(FT) 200	260	260	
MINIMUM LOT WIDTH				
	(FT) 200	260	260	§114-403
MINIMUM YARD SETBACKS				
FRONT YARD	(FT) 75 + (7'3") x 56	(N/A)	96.0	§114-404.A.
SIDE YARD	(FT) 50 + (7'3") x 71	(N/A)	71.0	§114-404.B.
REAR YARD	(FT) 95	(N/A)	185.2	§114-404.C.
MAXIMUM BUILDING COVERAGE				
	(%) 20	(N/A)	11.31%	§114-402.B.
	(SF)		23,170	
MAXIMUM IMPERVIOUS COVERAGE				
	(%) 40	(N/A)	39.09%	§114-405.B.
	(SF)		80,050	
MAXIMUM BUILDING HEIGHT				
	(FT) 50	(N/A)	42	§114-405.E.
PARKING REQUIREMENTS				
MINIMUM STALL SIZE	(FT) 10 X 20	(N/A)	10 X 20	§114-134.C.
MINIMUM PARKING SCREENING BUFFER				
PROPERTY LINE	(FT) 10	(N/A)	15	§114-134.F (1)

PARKING STALL REQUIREMENTS (Article 13)				
USE	REQUIREMENT	PARKING REQUIRED		SECTION
		USE REQ.	PARKING	
BEHAVIORAL HEALTH FACILITY	1 STALL PER 10 OCCUPANTS AND 1 STALL PER EMPLOYEE ON MAX SHIFT	88 OCCUPANTS / 10 + 60 EMPLOYEES	88.0	§114-134.A(1)
	REQUIRED PARKING	TOTAL	88.0	
	TOTAL PARKING PROVIDED	USE	89	
		TOTAL	93.0	

PROPOSED BEHAVIORAL
HEALTH FACILITY
69,510 S.F. TOTAL
42 FT HEIGHT

PARKING
TOTAL
93 STALLS
93 TOTAL



PROJECT:	PROPOSED INSTITUTIONAL DEVELOPMENT 389 HAYS LANE SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA
APPLICANT:	MEH INVESTMENTS
TITLE:	CONCEPT PLAN F0
DATE:	2021-11-02
SHEET:	CPT 0
REV. No:	0

PROJECT: 20084
DRAWN BY: JJB
CHECKED BY: D.A. FREDE
CALC. BY: 20084_CFO

NOT FOR CONSTRUCTION

LANDCORE
Engineering Consultants, P.C.
PO BOX 370546
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