

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 1, 2022**

The Springfield Township Planning Commission met in a 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 and Ms. Helwig. Also in attendance were Commissioner Baird Standish, Eric Jarrell, Community Planner and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the January 4, 2022 meeting were approved as submitted.

Old Business:

There was no old business to discuss.

Commissioner's Report:

Commissioner Standish informed the Planning Commission that the appraisal of the Haws Lane properties is underway and he expects that report within the next 30 days. The Commissioner and Township Staff have met with one grant funding source and are exploring other sources of open space funds. Commissioner Standish informed the Planning Commission that the Board of Commissioners approved the Land Development Application for the proposed bank addition at Flourtown Shopping Center. Commissioner Standish informed everyone that one of the newly appointed police officers has resigned for personal reasons and the Board of Commissioners have already appointed a replacement officer.

New Business:

PC1: Anthony Hibbeln, PE, presented a plan on behalf of LaSalle College High School for proposed improvements to the existing baseball field and what is known as Lower Bartley Field on LaSalle's Campus. The plan calls for the removal of the existing natural grass on both fields and the installation of a turf surface. Mr. Hibbeln stated that this project is for the replacement of the playing surfaces only. This project does not propose the installation of any lighting, additional buildings, dugouts or stands. He did state that the existing fencing would be replaced. He informed everyone that an on-site storm water management system would be installed below the new surfaces and that in his opinion, this would be a great improvement to the drainage in this area. The equipment and materials required for this project will access the site by way of an existing gate and cartway from Cheltenham Avenue. He explained that the total disturbed

area would be the just over 3 acres and that this proposal would require DEP plan review and approval. Mr. Hibbeln explained that the existing drainage system in place behind the homes on Fenton Road that extends under Cheltenham Avenue would not be altered in any way.

Ms. Blankin asked Mr. Hibbeln for additional details on the proposed on-site stormwater management system.

Mr. Hibblen explained that what is proposed would be located below the existing fields and consist of the removal of existing clay and non-porous soils, the installation of a stone bed that would provide a minimum of a 40% void in the stone to allow water infiltration. That collected water would be stored in a series of pipes and discharged at a much slower rate. He explained that system is designed to handle storms up to what he referred to as the 100 year storm.

Mr. Devine asked if there are other turf surfaces on the campus.

Mr. Hibbeln stated that there are two other locations on the campus that have already been converted from natural surfaces to a turf finish.

Mr. Sands requested information on the maintenance requirements of the underground stormwater storage facility.

Mr. Hibbeln stated that the system is designed with cleanouts and collection ports for any debris that may enter the system, but with this system, the stormwater enters the stone base through that turf surface, that acts as the screen to prevent debris from entering that storage area. He stated that the entire system will be covered by a Maintenance Agreement that will be recorded and provides Springfield Township protections in the event that LaSalle fails to maintain the system.

Mr. Penecale informed the Planning Commission, that if the system is installed it will be inspected by the Township as part of the MS-4 Report we are required to file with DEP every year.

Ms. Lisa Henrich, owner of 8800 Hawthorne Lane questioned where this project would be staged from and when this "Temporary Stoned Area" on the LaSalle property would be removed.

Mr. Hibbeln informed Ms. Henrich that this project would use the service entrance off Cheltenham Avenue and nothing would be stored in the area of her home. This issue will be discussed at the Pre-Construction Meeting, if this project is approved.

Omar Rose, owner of 8404 Cheltenham Avenue questioned Mr. Hibbeln on stormwater management and the pipes that convey stormwater under Cheltenham Avenue and discharge into the stream bed that runs along the side of Mr. Rose's property.

Mr. Hibbeln repeated many of the design aspects he has already explained. He did repeat that the installation of the proposed new system will have a positive effect on stormwater flows past

the Rose home. He explained that there is currently no on-site stormwater management in this part of the LaSalle Campus. Due to the existing soil types, any rain fall in this area now, sheet flows off-site and into the existing drainage system. The proposed on-site system will catch that rainfall and store it on-site for discharge at a slower rate. Therefore, reducing the amount of stormwater flow at the height of each storm.

Ms. Kristiana Rose, owner of 8404 Cheltenham Avenue requested information on who will be held responsible if at some point her property is subject to flood damage.

Mr. Penecale responded that no one will be held responsible. If a permit is issued, it will have to be reviewed, approved and the system inspected by Montgomery County Soil Conservation District, on behalf of DEP. The system is also reviewed and inspected by the Township Engineer.

Planning Commission discussed the waiver request and the following recommendation was offered:

The Planning Commission recommends the approval of the requested waiver to allow LaSalle College High School to move forward with this improvement without the need for Land Development Approval, with the following conditions;

1. The applicant is required to attend a Pre-Construction Meeting with the required Township Staff, prior to the start of any work on the site.
2. A Soil Erosion Control Plan must be submitted for review and approval by the Township Engineer.
3. A Stormwater Management Plan must be submitted for review and approval by the Township Engineer.
4. A Landscape Plan must be submitted, reviewed and approved by Township Staff. This Landscape Plan must include existing and proposed trees and other landscape materials, to be removed and/or planted.
5. A Maintenance Agreement for the On-Site Stormwater Management System must be prepared, approved and recorded for this improvement.

Mr. Eric Jerrell informed the Planning Commission that Ms. Anne Nygard will be the new Planner assigned to Springfield Township. Ms. Nygard has been with Delaware Valley Regional Planning Commission. She has a BS from Tulane University and Master Degree in City/Regional Planning from Temple University.

The Planning Commission discussed their upcoming schedule, what applications are currently pending review and transition from Mr. Holly to Ms. Nygard. Mr. Jerrell informed the Planning Commission that Mr. Holly left detailed notes on what progress has been made in the review and update of the SALDO. Mr. Jerrell handed out a progress tracking sheet to all the members of the Planning Commission. This tracking sheet will be discussed at the next scheduled meeting, which will be held on Tuesday, February 15, 2022.

The meeting was adjourned at 8:15 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning