

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
November 1, 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, Mr. Sands, Mr. Devine, Mr. Schaefer, Mr. Quill, Mr. Harbison and Ms. Helwig. Also in attendance were Anne Nygard, Community Planner from Montgomery County Planning Commission, Commissioner Baird Standish and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes from the October 18, 2022 meeting were approved.

Old Business:

There was no old business to discuss.

Commissioner's Report:

Commissioner Standish had no new business to discuss since the Board of Commissioners have not met since our last meeting.

New Business:

PC1: The Planning Commission reviewed the Sketch Plan submitted and presented by Mr. Mark Irwin of Buck Homes, LLC for a vacant tract of ground consisting of 28,700 square feet on Ivy Hill Road. The property is known as Parcel #5200-0947-3006 is located across the street from Hazelwood Drive in the City of Philadelphia. The plan calls for the construction of a 300 foot long single story structure to be used as storage units for contractors. The storage unit would have direct access from Ivy Hill Road. The property is zoned within the A-Residential District of Ward #5 of Springfield Township. Mr. Irwin stated that the property is owned by the Manero family and that his partner is Mr. Dominic Manero. The family has owned the property since 1985.

Ms. Helwig thanked the applicant for the presentation and opened the floor for questions from the Planning Commission Members.

Mr. Harbison asked how the storage units would be accessed and if there was on-site parking proposed for the development. Mr. Irwin stated that there is access drive provided in front of the units to allow contractor to just pull up in front to gain access to their unit. He stated that additional parking could be added to the plan.

Mr. Quill stated that there is a similar use in Montgomeryville that he aware of and it is experience that this type of use generators very little traffic.

Ms. Murray asked about the increase in impervious coverage and how on-site stormwater management would be addressed. Mr. Irwin stated that plan calls for an on-site seepage bed to handle the run-off.

Mr. Schafer asked if the proposed service drive is located within the right-of-way or on private property. Mr. Irwin stated that he believed it was on private property. Ms. Nygard stated that there is 16.5 foot right-of-way from the edge of the existing roadway that is under the control of Springfield Township. She stated that the proposed service access drive appears to be within the right-of-way.

Mr. Schafer stated that he would like the plan revised the plan revised so that the Planning Commission could determine the full impact this proposed development would have on the site.

Mr. Harbison asked about the number of utility poles on the site and what impact they have on the development of the property. Mr. Irwin stated that he believed the utility poles were on the PECO property and not located on this parcel.

Mr. Devine asked if the proposed building could be moved closer to the rear property line. Mr. Irwin stated that was possible.

Mr. Helwig asked if the building was moved back on the site, could a landscape buffer be added in front of the buildings to soften the view from the residential properties across the street. Mr. Irwin stated that it should possible, but reminded the Planning Commission of the narrowness of the lot.

Mr. Penecale suggested the building be broken up into three or four separate building to soften the view of a 300 foot long structure. This would allow for on-site parking and landscaping to be placed between the buildings. The spacing of the buildings could also eliminate the need to move any of the existing utility poles.

Mr. Penecale suggested the side and rear property lines be fenced to improve the security on the site.

Ms. Helwig asked what was proposed for lighting on the site. Mr. Irwin stated that there would be lights, but lighting system has been considered at this point.

Ms. Helwig asked if Mr. Irwin or anyone involved with this proposal has shown the plan to the neighbors. Mr. Irwin responded that he has not shown the plan to any of the neighboring property owners.

A discussion on trails took place with the question being if this property was ever involved in the proposed trail for this area.

Mr. Harbison responded that during his time as a Commissioner, the trail was proposed to make use of the adjoining PECO property. Commissioner Standish stated that he recalled the same.

Mr. Penecale asked if there are limitations on the hours of operation being considered. Mr. Irwin stated that he believed this would be a day light operation, but could limit the hours if required.

Mr. Sands asked if there is a design of the proposed structure. Mr. Irwin stated that it would be medal structure, single story in height with a pitched roof.

Mr. Patrick Eddis, a resident of Springfield Township made several statements and had questions concerning the proposed development. They are as follows:

- He stated the property is used as a dump at this point.
- He asked about the ownership of the property. Mr. Penecale responded that the deed was submitted with the application and that the Manero Family have owned the property since 1985.
- Referred to the length of the building as a football field.
- He is concerned about the hours of operation and impact evening hours would have of the residential properties across the street.
- Suggested that if this application moves forward, the applicant should meet with the property owners on Hazelwood Drive.
- He asked if there were any alternate designs or uses for the property, since the property is zoned residential.
- He asked Commission Standish if he has contacted the neighbors in Philadelphia. Mr. Standish responded that this is a Sketch Plan Review and the first time that anyone within the Township is viewing this plan.

The meeting was adjourned at 7:51 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning