

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 2, 2021**

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. Devine, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Mascaro, Mr. Quill and Mr. Schaefer. Also in attendance were Commissioner Standish, 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 January 19, 2021 meeting were approved.

Commissioner's Report:

Commissioner Standish informed the Planning Commission that he had no new information to share with the Planning Commission since our last meeting. This was due to the fact that the Board of Commissioners have not met since our meeting of January 19, 2021.

New Business:

The Planning Commission reviewed the application of J. P. Morgan Chase Bank, NA for the property located at 1400 Bethlehem Pike, Flourtown, PA 19031. The presentation of the application was handled by Mr. Francis Greene, the project engineer. The application involved alterations to the site for the conversion of the building from a retail store to a bank use. The alterations included renovation to the exterior of the building, a redesign of the on-site parking lot to allow for a drive-thru lane, new parking lot lighting, an on-site rain garden to assist in the control of stormwater management and a redesign of the on-site trash containment area.

The Planning Commission discussed the waivers requested for this application, the vehicle exit from this site onto Bethlehem Pike, the installation of fencing along the property line shared with residential uses, the existing buffers and an existing Birch Tree on the property. The applicant committed to the signage and paving marking to prohibit a left hand turn onto Bethlehem Pike, exploring the installation of fencing along the shared property line with residential uses and to have all of the existing trees inspected by an ISA Certified Arborist.

The recommendation to approve the plan and the requested waivers as listed below received a favorable vote of 9-0. The Planning Commission offered this recommendation with the following conditions:

Waivers:

Section 95-11.i (1) Landscape buffers along the side and rear property lines. Requested due to the existing tree canopy and the narrowness of the existing buffer areas.

Section 95-11.i (3)(a) Parking area landscaping & perimeter landscaping. No additional perimeter landscaping is proposed. The existing buffer materials are proposed to remain.

Section 95-11.i(6)(a)(4) Minimum shrub height. The shrubs proposed to be planted are not available at three feet in height, but will reach a maturity of 3 to 4 feet in height.

Conditions:

1. The existing trees on the site, to include the existing Birch Tree, be inspected by an ISA Certified Arborist and that their report be forwarded to the Township for review, prior to the removal of any trees.
2. In the event that the existing Birch Tree has to be removed, the applicant is required to replace the tree in kind on the site.
3. A Six foot high solid fence be installed under the existing tree canopy along the shared property with the residential property fronting on Wissahickon Avenue. The fencing is to comply with the requirements of the Zoning Ordinance.
4. The vehicle exit onto Bethlehem Pike be signed and have pavement marking installed to prohibit left turns onto Bethlehem Pike.
5. The applicant is required to install the rain garden as per the testimony presented and shown on the plans submitted.

The Planning Commission reviewed the request for a waiver from the requirement of a Land Development Application filed by Sea Vic, LLP for the properties located at 1101 thru 1121 Ivy Hill Road, Philadelphia, PA 19150. The owner of this site installed a demising wall to create an additional tenant space within the complex without obtaining the required approval from Springfield Township. The Planning Commission discussed the need to obtain the required permits and inspections, the existing on-site parking and the impact the additional tenant space would have on the parking. In addition, testimony was provided on the recent Zoning Hearing Board approval granted these properties for additional uses and parking surplus on-site. The applicant stated that he has owned the property since 2005 and occupies one of the tenant spaces for his business. The applicant is the owner of Cawley Masonry, Inc.

The ownership group requested a waiver from Section 95-4 {Submission & Recording of Plans} of the Subdivision & Land Development Ordinance of Springfield Township. The applicant installed

a demising wall within the building to create an additional tenant space without first obtaining the required approvals.

The recommendation to approve the requested waiver received a favorable vote of 9-0. The Planning Commission offered this recommendation with the condition that the applicant have the work inspected to ensure that it conforms to the Building, Electrical and Mechanical Codes of Springfield Township. Furthermore, any and all permits that are required for this work must be obtained.

Mr. Penecale provided an overview of the upcoming Planning Commission agendas. In addition, Mr. Penecale briefed the Planning Commission on the Shade Tree Commission's desire to become more involved in the review of Subdivision & Land Development applications.

The Planning Commission is generally in favor of having the Shade Tree Commission involved in the review of Subdivision & Land Development applications providing it can be done in a timely manner.

There was no public comment.

The meeting was adjourned at 7:53 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning