

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
January 3, 2023**

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, Ms. Blankin, Mr. Sands, Mr. Quill, Mr. Harbison and Ms. Helwig. Also in attendance were Commissioner Baird Standish, Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Reorganization:

The Planning Commission held elections for position of Chairperson and Vice Chair of the Planning Commission for 2023. Ms. Helwig was elected as the Chairperson and Mr. Mascaro was elected as the Vice Chair for the calendar year 2023. The votes for both positions were unanimous.

Approval of the Minutes:

The minutes from the December 6, 2022 meeting were approved.

Commissioner's Report:

Commissioner Standish briefed the Planning Commission on the proposed 4,900 square foot indoor training building at Bysher Park. The building is proposed to be installed by the Little League and would house indoor batting and pitching lanes. The Commissioner informed the Planning Commission that the appeal filed by a neighbor of the proposed redevelopment of 1108 & 1110 Willow Grove Avenue has been resolved clearing the way for the submission of the required Land Development Application. The Commissioner briefed everyone on the pending Zoning Hearing Board application for the property located at 8209 Ardmore Avenue and the Township's opposition to the dimensional variance that has been requested.

New Business:

PC1: The Planning Commission reviewed the Land Development Application submitted by Cleotomarie, LLC for the redevelopment of 910 Willow Grove Avenue, Wyndmoor, PA. The application was presented by Alex Tweedie, P.E. from Landcore Consulting Engineering Services. Mr. Tweedie stated that the plan calls for the demolition of the existing Skin Smart Building and the removal of the three additional buildings on the site. A new three story building is proposed with a footprint of 5,525 square feet. The first floor is proposed to house medical office space with the second and third floors containing a total of 6 apartments. The re-development includes a revised on-site parking layout that complies with requirements of the Zoning Ordinance. Mr.

Tweedie explained the revisions to the ingress and egress points and the alignment of the lanes with the development across Willow Grove Avenue. He explained the proposed trash enclosure and how this will be accessed. He explained the improvements on the site to control stormwater runoff and the progress being made in connection with the Township Engineer and the Public Works Director on the outflow pipe. Mr. Tweedie reviewed the proposed landscaped buffers and the use of six foot high fencing along the side and rear property lines to assist in the screening of the property. Mr. Tweedie discussed the projected traffic counts listed within the F. Tavani & Associates, Inc. submitted to the Township on December 30, 2022. In closing, he reviewed the list of waivers being requested in connection with this plan.

Questions from members of the Planning Commission followed at this point. They are as follows:

Mr. Quill asked if there were any elevation sketches available of what the proposed building would look like. Mr. Overcash stated that he submitted several rendering as some point, but not with this application. He committed to forward the renderings he has.

Mr. Harbison asked who owns the property and if Mr. Overcash has an agreement of sale. Mr. Overcash stated that he is the developer only and that ownership of the property will remain in the name of the current ownership group "Willow Grove Avenue, LLC".

Ms. Helwig asked if the Skin Smart Medical Practice will occupy the first floor once it is completed. Mr. Overcash stated that Skin Smart will be relocating to Wynnhill Professional Center during construction and will occupy the first floor of the proposed new building.

Mr. Quill asked if there is a date set for the project to start. Mr. Overcash stated no date has been set and that the projected time line for completion of the redevelopment would be 11 months once the project is started.

Ms. Helwig asked if the two ADA parking stalls shown on the plan would be adequate for a medical office use with six apartments on the same site. Mr. Tweedie stated that based on the number of required on-site parking stalls, the two ADA stalls comply with the requirements of the Zoning Ordinance.

Ms. Helwig asked if there is a projected price point for the monthly rental of the apartment units. Mr. Overcash stated that they would be in the neighborhood of \$3,500.00 per month. He went on to explain that each unit would have two bedrooms, two bathrooms, in unit laundry services, be serviced by an elevator and have secure parcel drop-off.

Mr. Harbison questioned how the projected traffic counts were obtained and if the projected counts were based on a full occupancy of both the existing buildings and the proposed building. Mr. Tweedie stated that existing and proposed trip numbers were based on national standards and not by an on-site traffic count.

Mr. Harbison asked what buildings are occupied on the site currently. Mr. Overcash stated that only Skin Smart and auto repair garage are occupied at this time. The other two tenant spaces are vacant.

Ms. Susan Kerper, 815 Wyndmoor Avenue questioned the traffic count numbers provided and stated that in her opinion it is impossible to increase the use of the property and at the same time decrease the number of vehicles that are generated by the increased use. She questioned the alignment of the driveways with the property across the street and how that would improve the flow of traffic. She asked if crosswalks would be installed.

Mr. Tweedie addressed Ms. Kerper's question by stating that Willow Grove Avenue is a PennDot controlled right-of-way and that PennDot prefers the driveways be aligned. In addition, he stated that PennDot does not allow for mid-block crosswalks.

Mr. Patrick Eddis, 720 Avondale Road asked if anyone knew the date that Montgomery County Planning Commission reviewed the plan. That information was provided by Mr. Penecale. Mr. Eddis stated that elevation plans should have been submitted and that in his opinion, the traffic count number provided by the applicant are incorrect. In closing, he questioned who would downsize from a home in Springfield Township to an apartment with a monthly rent of \$3,500.00.

There being no additional comments and/or questions from the public, Ms. Helwig called for a recommendation from the Planning Commission.

The Planning Commission reviewed each of the six waivers requested by the applicant and the "fee in-lieu" listed within Mr. Tweedie's Response Letter dated December 30, 2022.

The Planning Commission discussed the request for a waiver of the required traffic study at length. The Planning Commission was not comfortable in offering a recommendation on this request due to the fact what has been provided was only received by the Township on December 30, 2022 and has not been reviewed by the Township Engineer.

The Planning Commission recommended approval of the required waivers pertaining to the right-of-way width, landscape buffers, landscape materials, the use of fencing and the "fee-in-lieu" listed with the response letter. However, the recommendation on the approval of the plan carries the following conditions for consideration by the Board of Commissioners:

1. That the applicant work with the Springfield Township Shade Tree Commission to find native plants to use within the proposed buffers and for the required street trees.
2. That the outstanding tax issues associated with this property be resolved to the satisfaction of Springfield Township before final approval has been granted.

The recommendation was seconded and a vote was taken. The recommendation was unanimous, with a vote of 6 – 0.

The meeting was adjourned at 8:17 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning