

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
August 20, 2024**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:00 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. Helwig, Mr. Mascaro, Mr. Devine, Mr. Schaefer, and Mr. Quill. Also in attendance were Margo Petruska from Montgomery County Planning Commission, Commissioner Peter Wilson and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:04 p.m.

**Approval of the Minutes:**

The Planning Commission approved the minutes from their meeting held on Tuesday, July 16, 2024.

**Commissioner's Report:**

Commissioner Wilson informed the Planning Commission that fire works permit for North Hilld County Club has been approved. The Board of Commissioners approved the application for the improvements to the Springfield Township Middle School Complex. Mr. James Brown has appointed to the Zoning Hearing Board to complete the term of Megan McDonough, who has resigned after 22 years of service. The Commissioner announces that Community Day will be held on Sunday, October 6, 2024, and grand opening of the renovated playground at Cisco Park will be held on August 28, 2024. He announces that National Night Out was a great success and that the work on the detention basin on Skyline Drive continues.

**New Business:**

Ms. Helwig opened the meeting by welcoming those in attendance and the applicants. She provided a brief overview of how the meeting would be conducted and assured the residents in attendance that their questions would be addressed, and comments noted.

**PC1:** This was the application of Venco Builders, Inc for the property located at 210 Sunnybrook Road, Flourtown, PA 19031. The applicant proposes to construct a new single-family dwelling on each of the existing lots. Prior to the start of the presentation, Mr. Ventresca submitted two copies of the revised plans to Mr. Penecale.

The Planning Commission discussed if the presentation of this application should continue, since the revised plans have not been reviewed by the Township Engineer or staff. It was decided that

due to the number of residents in attendance, to allow the presentation to continue and hear to hear the concerns of the residents.

Christopher Ventresca, the owner of Venco Builders, Inc presented the application to the Planning Commission. He addressed the Township Engineer's Review Letter and stated that the plan would be a will-comply with the exception a waiver being requested for the additional right-of-way width of Sunnybrook Road. Mr. Ventresca stated that he had a meeting on-site with the Township Engineer and alterations to existing topography, the installation of swales and two-yard inlets were discussed, in addition to the required on-site stormwater management. Those recommendations from the Township Engineer have been added to plan. The rear property line elevation has been raised to direct stormwater flows to the proposed yard inlets and to prevent stormwater from being discharged to the Cedar Lane neighbors to the rear. Swales have also been added to direct stormwater to the inlets and the detention basins located within the front yards of the proposed dwelling. The applicant stated that the newly submitted plan set includes a landscape plan, and the trees proposed to be removed are clearly marked. The required street trees have been added to the plan. One item remains outstanding. The project engineer has not adjusted the front yard setback for the proposed new dwellings. The zoning district requires a 30 front yard setback, and the plan lists the setback at 27.3 feet. Mr. Ventresca stated that plan will be revised to comply with the requirements of the zoning ordinance.

Mr. Ventresca also reviewed the Montgomery County Planning Commission review letter with the Planning Commission. The MCPC supports the approval of plan providing the outstanding issues are resolved to the satisfaction of Springfield Township.

Ms. Jillian Flax, 204 Sunnybrook Road stated is concerned that the plans posted on the Township's website have now been revised, without the neighbors having the ability to review the revisions. She explained to the Planning Commission that the property is an "eyesore" that has not been maintained in years. She would like the Planning Commission to recommend denial of the plan.

Mr. Thomas Harkins, 407 Cedar Lane stated that he has an ongoing stormwater run-off issue through his rear yard and questions if this proposed development will increase the flows through his property. He provided the Planning Commission with an elevational map that shows his property is at a low elevation than the proposed development. He questioned the Planning Commission on who can take legal action against if the issue get worst. Mr. Harkins was informed that the Township Engineer would review the revisions to the plan and that the on-site stormwater management improvements would comply with the requirements of Springfield Township.

Mr. Michael Vecchione, 405 Cedar Lane stated that he has the same concerns as Mr. Harkins and that his property is also directly behind the proposed development.

Mr. Ira Block, 207 Sunnybrook Road stated that there has been very limited maintenance done to the property over the last 5 years. He informed the Planning Commission that he has

contacted both the property owner and the Township with limited success. He stated that he is tired of picking up pieces of the blue tarp that has covered the roof of the old house.

Richard Ulsh, 214 Sunnybrook Road would like developer to clean up the site, cut the grass, trim the trees and the overgrown bushes.

Mr. Jason Flax, 204 Sunnybrook Road asked if the developer would be installing fencing round the property. He stated that many animals use this property, and he does not want to see their access to and through the property restricted.

The Planning Commission discussed their options for a recommendation on this application. The Planning Commission informed the applicant that none of them were comfortable offering a recommendation until such time that Township Engineer and Township Staff have had the opportunity to review the revisions made to the plans that were submitted tonight. In addition, the Planning Commission would like to see the elevational rendering of the proposed structures. The Planning Commission offered the applicant the opportunity to return on Tuesday, September 3, 2024. They also requested that Mr. Penecale post the revised plans and updated review letters on the Township's website as soon as they are available.

Mr. Ventresca agreed to return on September 3, 2024.

**PC2:** This is a request for a waiver from the requirements of a Land Development submission file by Holy Martyrs Catholic Church for the placement of a temporary modular classroom for use by Caring Branches Early Care & Educational Center.

Mr. James Sutliff from Holy Martyrs Catholic Church and Ms. Ann Ford from Caring Branches Early Care & Educational Center were in attendance to present the application.

Mr. Sutliff stated that Care Branches will occupy the temporary classroom for a period not to exceed two years. The module classroom will house children that are between the ages of 18 to 30 months in age. A classroom for this age group is not available in the existing Holy Martyrs School Building due to fire protection requirements and that the existing classrooms are all located on the second floor. He stated that they explored renovations to what was the convent building located at 207 Ulmer Avenue, but that was deemed too costly.

Mr. Sutliff explained that the proposed module classroom is a single story, ADA accessible, 1168 square foot trailer, that is fully contained. The temporary classroom has already received Zoning Hearing Board approval for use and that all the utilities will be tied into to the convent building. The modular classroom has its own restroom facilities, heat and air conditioning. The modular classroom will make use of the existing rectory parking lot for drop-off, pick-up and parking. The proposed classroom is located directly behind the convent building and has frontage on Clement Road.

Mr. Mascaro asked how many children would occupy the proposed modular classroom. Ms. Ford stated that between 10 and 12 children are enrolled at this age group.

Ms. Anna McGill, 731 Falcon Drive stated that daycare options with Springfield Township are very limited. She stated that all three of her children have attended Caring Branches and she hopes that the Planning Commission will recommend approval of the requested waive. She stated that the hope was to have the modular classroom in place by September 1, 2024, but they know that will not happen.

Ms. Helwig asked if there were any additional questions or comments. Seeing none, she asked if there was a recommendation on this request. A motion was made and seconded to recommend approval of the requested waiver.

The meeting was adjourned at 8:41 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning