

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
September 3, 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, Ms. Murray, Mr. Sands, Mr. Devine, Mr. Schaefer, Mr. Quill and Mr. Harbison. Also in attendance were Margo Petruska and Michael Narcowich from Montgomery County Planning Commission, Commissioner Peter Wilson and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:02 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes from their meeting held on Tuesday, August 20, 2024.

Commissioner's Report:

Commissioner Wilson had no report at this time.

Old Business:

Ms. Helwig opened the meeting by welcoming those in attendance and the applicant. She provided an overview of what was addressed at our last meeting pertaining to the application for 210 Sunnybrook Road.

PC1: This was the continued application of Venco Builders, Inc for the property located at 210 Sunnybrook Road, Flourtown, PA 19031. Mr. Ventresca-presented and informed everyone that the plans have been revised and that an updated Staff Review Letter, dated August 29, 2024, was prepared.

Mr. Ventresca, is the owner of Venco Builders, Inc. He reviewed the revised Staff Review Letter one item at a time. He informed the Planning Commission that several items are still outstanding, but that he will comply with each of the comments from the Township Engineer except for the waiver requested from Section 95-10. A of the Subdivision & Land Development Ordinance for the width of the paved cartway.

Ms. Helwig asked why the plans had not been revised to address the issues raised in the August 29, 2024, Staff Review Letter. Mr. Ventresca stated that with the letter being released last week, his engineer has not had the opportunity to speak with Mr. Woodrow. The plan is to have the

two engineers review the outstanding issues and make the revisions to the plans prior to when this application is presented to the Board of Commissioners.

Mr. Ventresca reviewed the four general notes in the staff review letter and committed to removing the existing fencing on the site. The remaining three items were addressed as a "Will Comply".

Mr. Sands asked what the two structures were besides the house and garage. Mr. Ventresca stated that all the structures on the site would be demolished, and this would include the chimney, walkways, stair lands and the like. Mr. Sands asked that these items be clearly marked as "To Be Removed".

Mr. Quill asked if there were elevational renders of the proposed new single-family dwellings. The copies that Mr. Ventresca brought with him were passed around to the Commission members and the public in attendance.

Mr. Harkins, 407 Cedar Lane expressed his concern that the plans had not been amended to address the concerns of the Township Engineer's August 29, 2024, letter. Mr. Ventresca assured Mr. Harkins that plans do include the requested swale, yard inlets and grade changes listed in the Township Engineers Review Letter, however, adjustments to those design elements need to be made and a meeting between the two engineers is what is proposed.

Ms. Jillian Flax, 204 Sunnybrook Road stated she is concerned with the existing trees along the shared property line and how close to the street the street trees would be planted. Her concern is that existing trees will not be properly protected and that the street trees will cause a sight obstruction. Mr. Ventresca stated that existing trees that are to remain on the property will be protected as per the Township Engineer's Landscape Architect and that the street trees are proposed to be planted 15 feet from the street line. Ms. Flax is also concerned with the swale and how those functions. Mr. Ventresca stated the swale is designed to direct stormwater flows away from the property lines and to the inlets that are connected to the seepage beds located in the front yards of the proposed new homes.

Mr. Jason Flax, 204 Sunnybrook Road asked if vinyl siding would be used in the construction of these two homes. Mr. Ventresca stated that the use of vinyl siding is not proposed. Mr. Penecale reminded everyone that Springfield Township has no prohibition on the use of vinyl siding.

Mr. Catlin Ulsh, 214 Sunnybrook Road is concerned with property maintenance on the site. She stated that weeds are several feet high.

The Planning Commission discussed their options for a recommendation on this application. A motion was made and seconded to approve the pending Land Development with the condition that the outstanding issues be resolved to the satisfaction of the Township Engineer and that the waiver from Section 95-10. A of the Subdivision & Land Development Ordinance be approved. A

vote was taken, and the recommendation was to approve the plan by a vote 6 in favor and 1 abstaining.

PC2: Mr. Narcowich informed the Planning Commission that the final edits have been made to the revised Subdivision & Land Development Ordinance and that the draft has been forwarded to the senior planners at Montgomery County Planning Commission for peer review. The draft is expected to be available by October 1, 2024.

A conversation followed on what the next plan or ordinance should be that the Planning Commission should focus on revising. Mr. Penecale suggested that a memo be sent to the Township Manager requesting direction from the Board of Commissioners on the next undertaking. Should it be the Comprehensive Plan or the Zoning Ordinance? Mr. Penecale was directed to send the memo to the Township Manager.

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

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning