

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
March 4, 2025**

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. Sands, Ms. Murray, Mr. Devine, Ms. Blankin, Mr. Quill and Mr. Harbison. Also in attendance were Commissioner Peter Wilson, Marguax Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:00 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes from the February 4, 2025, meeting.

Commissioner's Report:

Commissioner Wilson informed the Planning Commission that he was informed that application for the rezoning 1301 Willow Grove Avenue was withdrawn by the applicant. In addition, he informed everyone that at the Board of Commissioner's meeting held on Wednesday, February 12, 2025, the Board was provided an update by the architectural firm on the Rec Center Site located on Willow Grove Avenue. He announced that the Board of Commissioner had re-appointed both Ms. Murray and Mr. Sands to another 4-year term on the Planning Commission. He thanked them for their dedication to the community. The Commissioner was asked about the vacancy on the Planning Commission. The Planning Commission was informed that the Board of Commissioners are scheduled to interview four interested residents this month.

New Business:

PC1: The Planning Commission review the Phase 2 Land Development Plan submitted by Mount Saint Joseph Academy for the proposed expansion of 120 W. Wissahickon Avenue. Mount Saint Joseph Academy proposes to construct a new field house "Gym" and an enclosed walkway to connect the proposed field house to the existing school building. The plans include 40 new on-site parking stalls, extensive landscaping, relocated tennis courts and an on-site stormwater management system. The proposed plan also plots the location of a 7,700 square foot addition to being constructed as a later date. The property is zoned within the Institutional District of Ward #1 of Springfield Township.

The plan was presented by Connor Schivetts, the Project Engineer and Joseph Fay, the Project Manager. Also present for Mount Saint Joseph Academy were Steven Gozdan, Chief Financial Officer and Rea Monroe, the Project Architect. Mr. Schivetts informed the Planning Commission

that plans have been revised since the 2023 submission. The project has been scaled down and impervious coverage has been reduced. The project today calls for the relocation of the existing tennis courts, the addition of 40 new on-site parking stalls, a new Field House {gym} of just under 22,000 square feet and a 1,100 square foot connective, enclosed hallway. The plans also include a proposed 7,700 square foot future addition. Mr. Schivetts informed everyone that the stormwater management system has been revised to address the reduced impervious coverage but sized to handle the future 7,700 square foot addition. He also stated that the walking trail along the W. Wissahickon Road frontage has been installed except for the last 12 to 15 feet at the intersection of W. Wissahickon and Stenton Avenues.

Ms. Helwig asked about the landscape plan that was required to be submitted. Mr. Schivetts stated that the landscape plan has been submitted, and he was informed that Mr. Penecale forwarded the plan to both MCPC and the Township Engineer. Mr. Penecale confirmed that this was a true statement. Ms. Petruska also confirmed that MCPC received the landscape plan and had the opportunity to review it.

Mr. Schivetts explained that the landscape plan that was submitted plots the proposed new plantings within the disturbed area and does not plot the location of the existing trees on the entire 77-acre site.

Mr. Mascaro asked about the reduction in the impervious coverage and the revision to the on-site stormwater management system. Mr. Schivetts and Mr. Fay reviewed the information listed in the plans and explained the numbers provided on each of the sheets would be corrected to reflect the correct information.

The applicant and the Planning Commission reviewed the Township Engineer's review letter. The applicant informed everyone that the PA DEP NPDES Permit has been obtained and is currently on an open extension. All the review letters have been received and addressed except for the STEM's Review. That meeting is scheduled for Wednesday, March 5, 2025, and the applicant will adhere to those comments once received. The Zoning Hearing granted the requested variance for the increase in the required on-site parking. The Boundary Survey Plan has been submitted and each of the requested waivers were reviewed and addressed.

Ms. Helwig asked if there is a difference between a "Boundary Survey Plan" and a "Master Facilities Plan". Mr. Penecale explained that a "Boundary Plan" provides the dimensions of the property and all the existing and/or proposed improvements on a site. A "Master Facilities Plan" provides the same information but also includes projected improvements over the next 10 to 25 years.

The MCPC Review Comments were also addressed with Ms. Petruska questioning the limited information provided on the landscape plan that was submitted. She requested that the applicant revise the plan to include those trees proposed to be removed as well as greater identification of the proposed new trees. In addition, MCPC is recommending different plantings mix for the detention basin.

Mr. Mascaro asked about an existing easement and the removal of electrical and telecommunication lines from that easement. Mr. Schivetts and Mr. Fay reviewed several of the plan sheets and informed everyone that the easement is to be relocated, and the electrical and telecommunication lines will be placed within the relocated easement.

A question was asked about the use of the proposed new gym and if the parking was adequate to support the new use. Mr. Gozdan informed everyone that the new field house would not be used by any outside sports club and that when the gym is in use, the school is not. He stated that the use of the parking offsets itself.

Mr. Mascaro asked what was planned for the existing gym. Mr. Gozdan stated that the space was to be converted to office and meeting space. In addition, he informed everyone that this proposed expansion will not generate any additional students or staff.

Ms. Helwig asked if the applicant was agreeable to complete the walking trail once Montgomery County has completed their section along Stenton Avenue. She stated that the Township is committed to having the connective walkway designed and the hope is that the County will complete the last few feet of the trail. After a brief discussion between the Mount Saint Joseph's team. They agreed to complete the trial.

Mr. Fay asked if a crosswalk is proposed to be installed at the intersection, a raised crosswalk be installed. It is his opinion that a raised crosswalk is safer for those that use it.

Ms. Helwig asked if there were any additional questions. There being none, she asked if there was a motion. The motion was made and seconded to recommend approval of the application with the following conditions:

1. The applicant is required to complete the walking trail out to the intersection of Stenton Avenue and West Wissahickon Avenue in the event that the connection is not completed by Montgomery County.
2. That the installation of any crosswalks at the intersection of Stenton Avenue and West Wissahickon Avenue be installed as raised crosswalks to provide additional safety to pedestrians.
3. The planting mix proposed to be used in the stormwater management basin must be installed to the satisfaction of the Township Engineer.
4. The landscape plan submitted for review to the Township Engineer includes the identification of all trees proposed to be removed and those proposed to be added within the disturbed area.

5. A note should be added to the plan that states that the proposed 7,700 square foot future addition is accounted for within the impervious coverage percents provided on this plan and calculated into the proposed on-site stormwater management system.
6. The applicant is required to adhere to the comments of the STEMs Committee that will be submitted under a separate cover.

The recommendation was unanimous, with a vote of 8 in favor and 0 in opposition.

The Planning Commission continued their meeting with the review of pages 102 through page 133. Periods were added, extra spaces removed, and wording was revised so that the document was consistent.

The difference between Mobile Homes and Modular Homes was discussed and with Mr. Penecale committed to providing the definition of both terms from the State Building Code.

Common walkway widths were revised to 5 feet in width so that this standard is consistent throughout the ordinance.

The lighting standard will be reviewed at the next meeting.

Section 95-603.C will have the inspection date revised from November 1 to October 1.

Section 95-608B will have "or Township Engineer" removed from the end of the sentence.

The term "Traffic Impact Study" will be revised to state "Traffic Management Study". In addition, any place that lists a "TIS" will be replaced with "Traffic Management Study".

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:53 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning