

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
January 4, 2022**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:04 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, Mr. Sands, Mr. Mascaro, Mr. Gutowski and Ms. Helwig. Also in attendance were Commissioner Susanna Ratsavong and Mark Penecale, Director of Planning & Zoning.

**Approval of the Minutes:**

The minutes of the December 7, 2021 meeting were approved as submitted.

**Old Business:**

There was no old business to discuss.

**Commissioner's Report:**

Commissioner Ratsavong attended the meeting in place of Commissioner Standish and informed the Planning Commission that Commissioner Graham has been elected as the Chairperson for the Board of Commissioners and Commissioner Lee has been elected Vice-Chairperson of the Board of Commissioners.

**New Business:**

The Planning Commission held elections for Chairperson and Vice Chairperson for the 2022 calendar year. Open nominations were held and a vote taken, Ms. Helwig was elected Chairperson of the Planning Commission. After nomination were held for Vice Chairperson and a vote taken, Mr. Mascara was elected Vice-Chairperson of the Planning Commission for 2022. Mr. Penecale will continue to take the minutes of the Planning Commission Meetings.

**PC1:** The Planning Commission discussed their goals and objectives for the coming year. It was noted that in addition to the reviews of all pending Subdivision, Land Development and Sketch Plan submissions, the Planning Commission's major objective is to complete their review and recommended update to the Subdivision & Land Development Ordinance. In the event this task is completed as expected, the Planning Commission would like to undertake the update to the Springfield Township Comprehensive Plan.

Mr. Gutowski stated that he would like to see the Comprehensive Plan serve as more than just recommendations or goals for the Township. He discussed his vision to see the goals and objectives listed within the Comprehensive Plan carry over into action taken by the Township as

it relates to the preservation of green space, the protection of natural resources and the development of greater protections for the removal of our existing tree canopy.

Mr. Sands provided the Planning Commission with an overview of what the Historical Commission has been working on. He informed the Planning Commission that the Historical Commission is currently reviewing properties that could be at risk of development. In addition, he stated that the Historical Commission is working on a list of criteria for the review of these properties. The property located at 8501 Flourtown Avenue was discussed as an example.

Ms. Helwig spoke in favor of allowing properties such as this to be converted to multi-family, by way of Condo Association. She stated that she would much rather see these historic properties converted to alternate uses, than to be demolished and redeveloped.

Commissioner Ratsavong laid out for the Planning Commission what she hopes to accomplish as a newly elected Commissioner. She stated that she would like to see greater interaction between the volunteer Boards and Commissions. She would like greater interaction with the residents and hopes to develop a better working relationship between Springfield Township and Springfield School District. She stated that she would like to see new tools used to pole the residents on their opinions on topics being discussed by the Planning Commission or the Board of Commissioners. She used the multiple Sketch Plans submitted for the development of 380 & 402 Haws Lane as an example. She thanks the Planning Commission for the time and expertise they provide the residents Springfield Township.

The meeting was adjourned at 7:55 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning