

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
September 6, 2022**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:08 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. Devine, Mr. Sands, Mr. Gutowski, and Ms. Helwig. Also in attendance were Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes from the July 5, 2022 meeting were approved.

Old Business:

There was no old business to discuss.

Commissioner's Report:

There was no Commissioner's Report at this meeting.

New Business:

The Planning Commission reviewed Section 400 of Montgomery County's Model Subdivision & Land Development Ordinance. This section of the draft is titled General Standards.

Ms. Helwig opened the meeting and the Planning Commission debated the language within Section 400.B. The discussion centered on the enforceability of language that does not comply with the requirements of the Zoning Ordinance.

Ms. Helwig offered a grammatical correction to Section 400.G.

Mr. Penecale asked if terms like "generally" should not be included in the text. A discussion followed and it was decided to remove those terms.

Mr. Gutowski suggested that trails be added to last sentence of Section 401.B of the draft. This was approved by the Commission.

Ms. Helwig opened a conversation on the language contained within Section 402.D of the draft. A discussion followed and the term (bicycle) was changed to (cyclists), additional changes were made to include (those in) in front wheelchairs and (operators) in front of vehicles.

Mr. Penecale asked if the term stormwater runoff could be added to Section 402.E. Mr. Gutowski questioned text of this whole section. The feeling here is that text contains too many undefined terms or terms which are open for debate. Term such as appropriate, various and negative. Who determines the extent or the meaning as to how this will be applied to a plan?

The Commission would like to re-visit Section 402.G and has asked the Community Planner for examples as to how this is enforced in other municipalities.

Mr. Penecale questioned the dimensions listed within Section 403.C. This will have to be compared to the Zoning Ordinance requirements to ensure there is not a conflict.

Section 404.A will have to be reviewed by the Fire Marshal's Office and the STEMS Committee.

The Commission debated the language within Section 406.C.2. The discussion centered how this would work and who would be responsible for the trail maintenance. Mr. Penecale reminded the Commission that both the Squires Ridge and Falcon Hill Developments both have walking trails. Those trails are owned and maintained by the Home Owner's Associations.

Ms. Helwig offered several additional grammatical corrections to the text reviewed.

The percentages listed in the chart of Section 406.D were questioned. The concern here is that the percentages listed do not match the requirements found within the Zoning Ordinance. Ms. Nygard informed the Commission that these percentages are out of the County's Model SALDO and that numbers would have to be adjusted to comply with the Zoning Ordinance.

In addition, Section 402.D would be revised to change word "bicycle" to "cyclists", add the term "there in" before wheelchair and add the term "operators" after vehicles.

Mr. Patrick Eddis, 720 Avondale Road, Erdenheim, PA 19038 made a comment pertaining to open space. My note do not indicate if the comment was addressed.

Section 406.E.2 was discussed and it was agreed that this section would remain in the draft.

It was decided that Section 406.G would have the term "deed" removed from the draft.

Ms. Nygard and the Planning Commission discussed Section 407.C at length. Again, there is nothing with the Zoning Ordinance to support this text. The Planning Commission requested additional information on legality of requiring land to be dedicated to the Township.

The percentage found within Section 407.D.1. were discussed, with the final text to be determined at a later date.

Ms. Helwig suggested several additional grammatical corrections to the balance of the draft.

The meeting was adjourned at 8:37 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning