

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
August 15, 2023**

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. Murray, Mr. Sands, Mr. Devine, Ms. Blankin and Ms. Helwig. Also in attendance were Commissioner Baird Standish, Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

**Approval of the Minutes:**

The minutes from the June 20, 2023, Planning Commission meeting were reviewed and approved.

**Commissioner's Report:**

Commissioner Standish briefed the Planning Commission on the plastic bag ban that was approved at the last Board of Commissioner's meeting.

**New Business:**

**PC1:** The Planning Commission reviewed the revisions made to the landscaping standards, street tree standards and parking lot landscaping found within Section 434 through Section 439 of the Montgomery County Model Subdivision & Land Development Ordinance.

Ms. Helwig, Ms. Murray, and Ms. Blankin made several grammatical corrections to the text. Ms. Nygard had several of these already noted.

The Planning Commission adjusted the distance a street tree is permitted to be planted from the curb line from 25 feet to 15 feet. The change was made to Section 434. D.2, page #5 of the draft.

The Planning Commission adjusted the minimum depth of a buffer within a commercial district to no less than 10 feet in depth. This change was made to Section 435.C.1 I, page #8 of the draft.

The Planning Commission adjusted the measurements within Section 435.E to reflect the 10 minimum buffer depth. This change was made to page #9 of the draft.

The Planning Commission made note that {VUA} means "Vehicle Use Area".

The Planning Commission removed Section 437.B from the draft. This can be found on page #15 of the draft.

The Planning Commission will pick up the review of Section 439 of Montgomery County's Model Subdivision & Land Development Ordinance at their next available meeting.

The meeting was adjourned at 8:20 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning