

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 18, 2020**

The Springfield Township Planning Commission met in a regular scheduled monthly meeting at 7:00 P.M., at Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA. Present at the meeting were Ms. Helwig, Ms. Blankin, Mr. Gutowski, Mr. Mascaro, Mr. Devine, Mr. Sands, Mr. Schaefer, Mr. Bruce and Commissioner Standish. Also in attendance was Mr. Eric Jerrell, Community Planner and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the February 4, 2020 meeting were approval unanimously. (Mascaro/Gutowski)

Board of Commissioners Update:

Commissioner Standish briefed the Planning Commission on the current status of the Historical Commission. The Board of Commissioners have appointed both Mr. Devine and Mr. Sands to the Commission. The Board is also in the process of reviewing additional resumes that have been submitted. Commissioner Standish also updated the Planning Commission on several ongoing projects with the Township.

Old Business:

The Planning Commission reviewed the revised off-street parking and loading regulations submitted by Mr. Jerrell, dated February 18, 2020. Each of the sections were reviewed at length with questions centering on the flexibility of uses, mixed use developments, shared parking agreements and leasable floor space vs. gross floor area. Additional discussion took place on legal non-conforming uses, parking on those sites and how best to address those situations. Shared agreements was discussed as well of the advantages to the property owners to enter into shared parking agreements. Edited were made to draft and noted by Mr. Jerrell. This portion of the meeting closed with a review of the definition section of the draft and a commitment from staff to review each of uses and have a recommendation on leasable floor area vs. gross floor area.

A discussion took place on the next undertaking of Planning Commission with the focus being on the update of the Subdivision & Land Development Ordinance. A starting point for this project could be with Montgomery County's Model Ordinance.

Mr. Jarrell informed the Planning Commission that Montgomery County Planning Commission has hired a new Planning Consultant, Mr. Arron Holly will be joining us at our meeting on March 2, 2020.

New Business:

The issue of tree preservation was discussed. The topic centered on a tree inventory and health inspections on trees without the public right-of-way and on grounds controlled by Springfield Township. Mr. Gutowski shared his knowledge on the subject and what could be expected as Springfield Township considers this topic.

The meeting was adjourned at 9:33 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning
Springfield Township