

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
March 16, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:04 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Devine, Mr. Mascaro, Mr. Quill and Mr. Schaefer. Also in attendance were Commissioner Baird Standish, Mr. Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the March 2, 2021 meeting were approved.

Commissioner's Report:

Commissioner Standish updated the Planning Commission on the approval of the waiver from the requirements for the submission of land development applications requested by Sea Vic, LLP and Burke Brothers, LP. In addition, the application filed by Chase Morgan Bank for the property located at 1400 Bethlehem Pike was approved by the Board of Commissioners. The Commissioner briefed the Planning Commission on the traffic stacking issues at the new Enfield Elementary School, the on-going discussion concerning a trail along Northwestern Avenue and installation of a traffic signal at Germantown Avenue and Thomas Road.

New Business:

The Planning Commission reviewed the request for a waiver for the submission of a land development application and plan submitted by Sandy Run Country Club for the property located at 200 E. Valley Green Road, Oreland, PA 19075. Sandy Run Country Club requested approval to install a permanent roof structure and glass enclosure on an existing 600 square foot patio located to the rear of the existing Club House. Mr. Herzog, a Sandy Run Country Club member and licensed Professional Engineer was present to answer any questions raised by the Planning Commission. A letter, dated March 10, 2021, from Sandy Run Country Club was submitted that states the Club's commitment to work with Springfield Township to resolve the storm water management issues currently affecting the residents of Burton Road. The Planning Commission recommended approval of the waiver by a vote of 8-0.

Continued Business:

The Planning Commission continued their review of the on-site parking standards. Picking up with a review of uses such as a mobile home and ending with agricultural uses. The on-site parking standards for a bar, tavern, automotive service, convenience store, fast food restaurant,

pharmacy, shopping center, supermarket, bank, financial office, bed & breakfast, car wash, dry cleaner, service station, professional home office, hotel, medical office, professional office, personal care business, professional service business, laundromat, vehicle service center and agricultural uses were all discussed and vetted. The Planning Commission discussed at length the vehicle stacking requirements for businesses that have drive-thru lanes. In addition, the Planning Commission devoted time to the review of vehicle service uses that also include the sale of fuel and include gas islands and how many on-site parking stalls should be allotted to each vehicle service bay. Bars and taverns garnered an open debate on how to calculate open areas vs. seating areas. The Planning Commission closed the evening with a commitment from Mr. Holly to provide local case law on the newer style of convenience store that include multiple gas islands as well as retail sales.

The Planning Commission will meet again on April 6, 2021.

The meeting was adjourned at 9:11 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning