

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
March 7, 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, Ms. Blankin, Mr. Sands, Mr. Quill, Mr. Harbison and Mr. Mascaro. Also in attendance were Commissioner Ratsavong, Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes from the February 7, 2023 were not approved due to the fact that Planning Commission Members in attendance did not have a quorum to vote.

Commissioner's Report:

Commissioner Ratsavong was present at the meeting informed the Planning Commission that Commissioner Graham had resigned from the Board of Commissioners. No replacement has been appointed to serve the balance of the term at this point. She discussed the parking study and the on-street parking issues associated with the 622 E. Gravers Lane. The Commissioner informed the Planning Commission that the Board of Commissioners had accepted the extension request submitted for the Land Development Plan filed for 902 E. Pleasant Avenue and that Saint Genevieve's has submitted a request for Land Development review and approval to place a temporary classroom on the property. She discussed the awards presented to members of the Springfield Township Police Department and signage proposed to be installed at Cisco Park related to the sports clubs that use those fields.

Mr. Quill asked what was causing the parking issues on E. Gravers Lane. The Commissioner stated that it is believed to be caused by an office located within 622 E. Gravers Lane. She informed the Planning Commission that Township had issued a violation letter and that property owner has appealed the violation letter to the Zoning Hearing Board.

Mr. Harbison stated that the on-street parking does have the benefit of slowing down traffic on this block of E. Gravers Lane.

Ms. Blankin stated that many of her neighbors are upset with the amount of on-street parking associated with this use. She informed the Planning Commission that it is difficult to navigate this block at certain times of the day.

The Commissioner informed the Planning Commission of the great turnout at the meeting held to discuss the property located 1200 Willow Grove Avenue and what should be done with the recreation center.

In closing, she informed the Planning Commission that the Land Development Plan for 910 Willow Grove Avenue was approved by the Board of Commissioners.

New Business:

PC1: The Planning Commission reviewed the lighting standards provided by Mr. Penecale. Each of the 11-line items were addressed. It was decided that #2 would be revised to replace "Illumination Plan" with "Photometric Plan". #4 would be revised to remove the word "Residential". #7 will be revised to replace the word "Glare" with the word "Illumination". #8 will have the word "Hour" added after the ½. #9 will be revised by replacing the word "Commercial" with the term "Non-Residential and replacing the word "Phase" with the word "Circuit." #10 would also have the word "Commercial" with the term "Non-Residential and replacing the word "Phase" with the word "Circuit. #11 would have the "on non-residential properties" removed. A new line item was added that states that "All bulbs must be LED or equal energy efficiency or better. Mr. Penecale will contact our Public Works Director to inquire what bulbs are used in our streetlights.

PC2: The Planning Commission reviewed sections of Montgomery County's Model Subdivision & Land Development Ordinance pertaining to Crosswalks, Trails, Pathways, Bicycle Amenities and Water Supply.

- The section on crosswalks listed as Section 426.C was revised to include the "or a design acceptable to the Township".
- Section 427.A will be revised by removing the words "for use" from the sentence.
- There was an in-depth conversation concerning Section 427.O and the use of motorized vehicles on trails and emergency cartways.
- There is an issue with the numbering of the sections and duplicate numbers being used. Ms. Nygard will be revising the numbering of the sections to remove the duplicate numbers.
- Section 428.A will be revised to remove the Director of Public Works and add in the Township Engineer.
- What is listed as the second Section 427 Water Supply will be forwarded to the STEM's Committee for their review and comment.

The meeting was adjourned at 8:32 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning