

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
February 20, 2024**

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. Helwig, Mr. Mascaro, Ms. Murray, Mr. Sands, Mr. Devine, Mr. Schaefer, Mr. Quill, and Mr. Harbison. Also in attendance were Mr. Narcowich and Margo Petruska from Montgomery County Planning Commission, Commissioner Peter Wilson and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:00 p.m.

The Planning Commission re-organized for 2024, with Ms. Amanda Helwig being re-elected as Chairperson and Mr. James Mascaro being re-elected as Vice Chair for 2024. It was agreed that Mr. Penecale would continue as the recording secretary.

Mr. Narcowich introduced our new planner from Montgomery County Planning Commission, Ms. Margo Petruska. Ms. Petruska is a graduate from Lehigh University.

**Approval of the Minutes:**

The Planning Commission approved the minutes from their meeting held on Tuesday, February 6, 2024.

**Commissioner's Report:**

Commissioner Wilson informed the Planning Commission of the final action taken by the Board of Commissioners on the Land Development Applications for the property located at 1851 Bethlehem Pike, and the Subdivision of 1500 & 1506 Willow Grove Avenue. He informed everyone that an extension has been granted to the owner of 40 & 42 Grove Avenue and that Mr. Harbison has been re-appointed to the Planning Commission for an additional 4 years. He stated that the Township Manager's contract has been extended, an agreement has been reached with Springfield Little League, and that a tree will be planted to honor the years of service provided to the Township by Mr. Baird Standish. Additionally, the Walnut Avenue Trail Contract had been awarded and work on that project will start in the Spring and that an agreement has been reached with the Integrity Avenue residents to purchase portions of their properties for the proposed stormwater detention basin. The Planning Commission was also informed that yard waste is back on the Public Works/Refuse schedule in a modified format during the winter months.

**New Business:**

Mr. Daniel McCloy, the owner of 702 Preston Road, Erdenheim presented the Planning Commission with the subdivision plan to relocate the shared lot line between 700 and 702 Preston Road. Mr. and Mrs. Kosmin, the owners of 700 Preston Road, were also present at the meeting. The plan calls for 4.503 square feet of ground to be transferred from 700 Preston Road to 702 Preston Road. Mr. McCloy explained that approval of this plan would not create any additional building lots nor is there any development proposed with this plan. The application is simply to increase the lot size of 702 Preston Road. Mr. McCloy also stated that both lots would remain in compliance with the requirements of the AA-Residential District.

Mr. Sands asked who would be responsible for the existing on-site stormwater management system. McCloy stated that he installed the system last year as part of building the new home at 702 Preston Road.

Mr. Schaefer asked if this application required the installation of street trees or if a waiver had been requested. Mr. Penecale stated that this was a simple subdivision, and that Mr. McCloy installed an extensive amount of landscaping with the rebuilding of 702 Preston Road.  
{Waiver Section 95-11, I.2 - Street Tree Requirements}

Ms. Helwig asked if there were any additional questions for the Commission. She then asked if there were any questions from the residents in attendance. There were none. She called for a motion on this application.

A motion was made and seconded to recommend approval of the application. The recommendation was unanimous, with a vote of 8 in favor and 0 opposed.

Michael Narcowich introduced the County's Model SALDO Ordinance's language on Mobile Home Parks. Mr. Penecale reminded the Planning Commission that Section 114.8.C.5 {Mobile Home Parks} and Section 114-154 {Mobile Home Park Permits, License Fees and Inspections} exist within the Zoning Ordinance and anything proposed by the Planning Commission must be vetted against the existing language within the Zoning Ordinance.

Mr. Narcowich started with a review of the general applicability and the site design requirements. The Planning Commission discussed the need to increase the width of the sidewalks within the development from 24 inches to 42 inches in width. This was done to allow for greater ADA compliance within the development.

Parking was discussed and the need for overflow parking within the development. Parking cut-outs were recommended as an alternative to standard parallel on street parking.

Open space standards were the next section vetted with the discussion of the 15% limitation for allowing ground controlled by easements, stormwater management facilities, steep slope, wetlands, flood plain and other restricted grounds. The conversation included a review of the 20% of the total net lot area requirement for open space for a development.

The Planning Commission discussed street designs within the development and several alternatives to decrease impervious coverage. Reducing the width of paved surfaces, one-way streets and limiting on-street parking were all discussed.

The Planning Commission discussed ownership of the streets and common open space. The Planning Commission elected to make no revisions here and to allow the developer to decide if the open space and streets are to remain private or be offered for dedication.

The Planning Commission eliminated the section on lighting and utilities.

The Planning Commission discussed the placement of fire hydrants and 600 feet requirement listed within the County's SALDO. Mr. Penecale offered to provide this section to the STEM's Committee and ask them to provide the Planning Commission with a recommendation.

Mr. Penecale offered to track down the State Agency that is responsible for the approval of the sanitary sewer flows and the yearly inspection of a mobile home park. It is currently listed within the draft as {The Department of Environmental Resources}.

The balance of Montgomery County's Model SALDO is titled Additional Requirements and are all related to design elements of the individual units. The Planning Commission made no changes to this section.

Ms. Murray made a motion to adjourn that was seconded. A vote was taken, all were in favor.

The meeting was adjourned at 8:43 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning