

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
March 19, 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, Ms. Blankin, Mr. Sands, and Mr. Schaefer. Also in attendance were Michael Narcowich and Margo Petruska from Montgomery County Planning Commission, and Mark Penecale, Director of Planning & Zoning.

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

**Approval of the Minutes:**

The Planning Commission approved the minutes from their meeting held on Tuesday, February 20, 2024.

**Commissioner's Report:**

Commissioner Wilson was unable to attend the meeting and the Commissioner's Report was provided by Mr. Penecale. Mr. Penecale informed the Commission on the recent promotions within the Police Department and retirements within both the Police Department and the Public Works Department. Mr. Penecale briefed the Commission on the approvals by the Board of Commissioners on the Morris Arboretum Laboratory Building Project and the subdivision of 700 & 702 Preston Road. He informed everyone of the Board of Commissioners continued their opposition to the subdivision of 401 E. Mill Road.

**New Business:**

Mr. Narcowich and Ms. Petruska from Montgomery County Planning Commission presented Montgomery County's Traffic Impact Study Requirements found within the MCPC's Draft of the Subdivision & Land Development Ordinance.

Mr. Narcowich reviewed Section 801 of the model ordinance with the Planning Commission. It was suggested that word boundaries be added to the text of Section 801.B so that the text is consistent.

The Planning Commission discussed the text of Section 801.B.4 as it referred to "Highway Capacity Manual" to ensure that this is the standard preferred by the Township. The Planning Commission requested the input of the Township Engineer on this matter.

It was suggested that the term "Conditional Use" be added along with existing text of Subdivisions and/or Land Development applications in the requirements for a Traffic Management Study.

Section 801.C.2 will be revised to list the "5" criteria and not the "3" listed within the proposed changes.

Section 801.D.1 will be revised to include a number 5 that states "Existing and proposed trails".

Ms. Blankin asked if we could produce a list of what is involved in a crash analysis. Mr. Penecale will ask the Traffic Safety Officer and/or the Township Engineer for this information.

Several corrections were noted to ensure that the text remained consistent throughout the draft.

Section 801.I.1 will be revised to replace the word "Sketch" with "Signed & Sealed Plan".

Mr. Narcowich will confirm the 10 second time limitation listed within Comment MN8 on page 6 of the draft.

Section 801.E.1 will be revised to remove the word secretary in this first line.

Section 801.E.2 will be revised to include the review of the Springfield Township Emergency Management Committee {STEMS}. In addition, PennDOT will not be involved in the review of roadway improvement on County or Township roadways.

Mr. Narcowich will include language that addresses the Planning Commission's concerns that improvements be made within the rights-of-way to address bike lanes and pedestrian travel.

The Planning Commission reviewed Section 802 and Section 803 of Montgomery County's Model SALDO with only one revision. Section 803.D.2.n be removed.

Section 804.B.4 will be revised to include natural gas service.

Ms. Petruska discussed with the Planning Commission the County's suggestion of changing the name of a Traffic Impact Study to a Traffic Management Study. There was no opposition to this revision.

The meeting was adjourned at 7:53 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning