

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
August 4, 2020**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:00 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. Schaefer, Mr. Devine, Mr. Quill, and Commissioner Standish. Also in attendance was 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 July 21, 2020 meeting were approved.

Board of Commissioners Update:

Commissioner Standish informed the Planning Commission that the on-site parking standards are still under review by the Township Solicitor. In addition, Mr. Standish informed the Commission of the proposed expansion of Flourtown Shopping Center and the fact the proposed expansion area is located within both Whitemarsh Township & Springfield Township. He discussed the parking issues and the fact that the proposed development would reduce the number of on-site parking stalls.

New Business:

The Planning Commission moved forward with their review of the Subdivision & Land Development Ordinance. Mr. Holly reviewed the revision suggested at the July 21, 2020 meeting to Article 1 {General Provisions}. Additional discussion took place on the revisions raised by Mr. Gutowski and the edits suggested by Mr. Devine.

The Planning Commission reviewed the revisions to the {Purpose} section prepared by Ms. Blankin. As the revised list was reviewed, Mr. Holly was able to add the agreed upon changes in real time. This is a great asset to the Planning Commission and streamlines the review process. The Commission reviewed the complete list and made several changes to the language, with the purpose of removing words or phrases that could be intuited more than one way and clarifying the definitions. Changes were made to several entries, however the order of the list prepared by Blankin remained unchanged.

Mr. Holly provided the Planning Commission with a revised {Definitions} section that contained several revisions made by Cheltenham Township during their update of the Subdivision & Land Development Ordinance. Prior to the Commission starting the discussion on this section, Mr. Penecale raised the concern about reviewing a document that had only been received the afternoon of the meeting. Several Planning Commission members agreed that they were also

not comfortable discussing a document of this size without first having the opportunity to review it beforehand. After a brief discussion it was agreed that the Planning Commission would continue their review at their next scheduled meeting. That meeting will take place on Tuesday, August 18, 2020.

Mr. Penecale informed the Planning Commission that their meeting scheduled for Tuesday, September 15, 2020 has been cancelled. Both Commissioner Standish and Ms. Helwig have a conflict for that evening.

The meeting was adjourned at 8:07 P.M.

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