

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
September 1, 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, Mr. Sands, Mr. Mascaro, 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 August 18, 2020 meeting were approved.

Board of Commissioners Update:

Commissioner Standish informed the Planning Commission that no action has been taken by the Board of Commissioner since our last meeting, so there is no new business to report.

Old Business:

Scott Denlinger, Esq. from the Township Solicitor's Office presented the Planning Commission with his general review comments on the proposed update to the on-site parking requirements prepared by the Planning Commission in June of 2020. The comments are as follows:

1. The on-site parking standards were reviewed from both the Township's standpoint and from the developer's point of view. It is concerning that several of the proposed reductions to the on-site parking requirement allow for increased density for the developer. This may not have been the desire of the Planning Commission.
2. The proposed changes favor the developer in all of the commercial applications. This will not lead to greater buffers and more green space without additional requirements placed on the permitted amount of impervious coverage, an increase in the width or depth of the buffers or an increase of the landscaping within the parking fields.
3. Several of the on-site parking standards created a new use that is not identified within the use categories listed within the zoning ordinance. It is suggested that these proposed new uses be reviewed and the use definition be added to both the definition section and the permitted use categories within each zoning district.

4. It was also suggested that we select one term to define a use and not multiple names. A Place of Worship was used as an example, as it appears within the zoning ordinance as Church, Place or Worship, Religious Use and several other terms.
5. Other uses are listed more than once and this must be eliminated. Uses such as library, gallery, museum, theater, laundromat, bed & breakfast and place of worship have different parking standards depending on what section of the zoning ordinance you refer to.
6. If different parking standards are intended to be within the zoning ordinance, then a reference must be added, such as within the Historical Preservation Overlay District. This will eliminate any confusion and not open the Township up to unneeded litigation.
7. A review of the uses permitted within each zoning district needs to be completed as several uses not currently permitted within zoning districts have proposed parking standards, that do not relate at this time. Again, if a new use category is created, it must be added to the definition sections and must be listed as a permitted use, use by special exception or a conditional use within the zoning districts.
8. It is highly recommended that we compare the SALDO regulations to any proposed changes to the impervious coverage limitations within any of the zoning districts. We may also want to compare requirements with the storm water management ordinance.
9. We need to review and be very careful with convenient stores and convenience stores with gas pump services. This has been a point of contention and litigation within neighboring municipalities.
10. It was suggested that the update of the parking standards may have to be postponed until the Planning Commission takes on the task of updating the entire zoning ordinance. This would allow for a complete review and would eliminate the conflicts between the permitted uses, the definitions, impervious coverage standards, buffering and the on-site parking requirements.

Mr. Denlinger will forward to the Planning Commission his marked up review comments for review. Once they are received, the Planning Commission will review those additional comments and determine a course of action.

The meeting was adjourned at 7:55 P.M.

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