

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
January 5, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:05 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Mascaro, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Quill and Mr. Schaefer. Also in attendance were Commissioner Standish, 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 December 1, 2020 meeting were approved.

**Commissioner's Report:**

Commissioner Standish provided the Planning Commission with a brief description of Mr. Eisold's departure as Township Engineer and informed the Commission that Timothy Woodrow, PE has been appointed as the Township Engineer on a temporary basis.

**New Business:**

Amanda Helwig was elected Chairperson of the Planning Commission for 2021.  
Joseph Mascaro was elected Vice Chair of the Planning Commission for 2021.

**Old Business:**

The Planning Commission reviewed the comments provided by the Township Solicitor's Office on the draft of the on-site parking requirements that were reviewed last year. This review started with the "Purpose Section" of the on-site parking requirements and included an open conversation on terms such as non-conforming, grandfathering, addition, alteration, legal and extinguished. Questions were raised on the difference between the treatment of legal conforming use and a legal non-conforming use, as it related to an addition, alteration or change in use. It was explained that legal non-conforming uses as it relates to the number of on-site parking stalls are generally exempted from the on-site parking requirements and each of these uses are credited with an on-site parking number.

An example of this is the property located at 825 & 827 Pleasant Avenue. This property is over 95% impervious coverage and currently houses a bar on the first floor and two existing apartments on the second floor. This site has two on-site parking stalls. This site is required to have a minimum of 34 on-site parking stalls as per today's ordinance. This site is legally non-conforming as it relates to on-site parking. The property sold in December and the new ownership group proposes to operate a deli out of the first floor space. The retail space only

requires 10 on-site parking stall, versus the bar use at 30 parking stalls. The retail use is less intense and requires less on-site parking. Therefore, the proposed new use is exempt from the on-site parking requirements of the zoning ordinance.

Samples of the text from two zoning ordinances from neighboring municipalities were offered for comparison. This language was discussed and it was decided that Mr. Holly would include this language in his notes for consideration next month.

There was no public comment.

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

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning

DRAFT