

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
April 20, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:03 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Devine, Mr. Schaefer and Mr. Quill. Also in attendance were Commissioner Baird 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 April 6, 2021 meeting were approved.

**Commissioner's Report:**

Commissioner Standish informed the Planning Commission of the progress of Flourtown Shopping Center's Land Development application and the meeting schedule for the review of this application in Whitmarsh Township. The Commissioner brought everyone up to date on the installation of a walking path along the Church Road frontage of the residential property next to the old Enfield Elementary School and the Safety Crossing Signals for the new Enfield Elementary School. The Commissioner also informed the Planning Commission of the yet to be submitted plan for the development of 380 Haws Lane and a possible sketch plan submission to the Planning Commission. Mr. Ford provided information on past interactions he had with Pennsylvania Natural Land Trust in relation to the purchase of 380 Haws Lane.

**New Business:**

The Planning Commission continued their review of the definitions section related to the on-site parking standards of the Zoning Ordinance. The Planning Commission started the meeting with the term {Golf Course} and completed the review with the term {Worship Space/Assembly Space}. The Planning Commission made use of the Use Chart and the listing of comments from the Solicitor's Office, prepared by Mr. Holly. The Planning Commission vetted the term hospital and discussed the accessory uses associated with the services provided. Hotel and Motel were discussed and Aaron Holly provided a description of the differences of these uses. Terms such as laboratory, medical office, indoor amusements, motor vehicle sales, office, personal care business, pharmacy & self-storage facility being reviewed, with minor changes to the naming of these uses to address concerns of the Solicitor's Office. The Planning Commission continued their review of the definition of a Professional Service Business, Shopping Center, Strip Center, Supermarket, Vehicle Service Station and Place of Worship. Minor changes were made to these uses based on recommendations from the Solicitor's Office and open discussion among the Planning Commission Members. The term Place of Worship vs. Place of Assembly will be revised at the next available meeting. Mr. Holly & Mr. Penecale will prepare comparable language from

adjoining municipalities prior to the meeting for the Planning Commission to review. The Planning Commission closed out this meeting with a review of the five definitions prepared by Mr. Holly and contained within his memo dated April 13, 2021. Those terms were Dry Cleaner {Drop-Off}, Dry Cleaner {On-Site}, Retail Take-Out Foods, Library/Museum and a Gallery. No changes were made to these terms as listed in the memo.

The Planning Commission was briefed on their pending business and applications scheduled to be presented in the month of May and the first week of June.

The meeting was adjourned at 8:35 P.M.

The Planning Commission will meet again on May 4, 2021.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning