

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 7, 2023**

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. Murray, Ms. Blankin Mr. Sands, Mr. Devine, Mr. Schaefer, Mr. Harbison and Ms. Helwig. Also in attendance were Commissioner Ratsavong, Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes from the January 17, 2023, meeting were approved.

Commissioner's Report:

Commissioner Ratsavong was present at the meeting informed the Planning Commission that the Board of Commissioners planned to take final action on the Land Development application for the property located at 910 Willow Grove Avenue. In addition, she briefed the Commission on the formation of the Recreation Center Advisory Committee and their role moving forward with the property located at 1200 Willow Grove Avenue.

New Business:

PC1: The Planning Commission reviewed Sections 419 through 425 of Montgomery County's Model Subdivision and Land Development Ordinances and the comparison information provided by Ms. Nygard. These sections of the model SALDO addressed driveway access, bridges, culverts, curbing, sidewalks, verges and street alignment.

The Planning Commission discussed the need to forward the proposed revised on-site parking standards to the Board of Commissioners for their review and comment. This was done in 2021, but no final action was taken by the Board of Commissioners. Mr. Penecale was directed to forward the draft to the Mr. Taylor.

The Planning Commission discussed the use of Belgium Blocks as an approved form of curbing within the developments submitted for review. The conversation centered on the fact that the design standards for curbing can be addressed as a waiver and the recommendation of the Township Engineer.

The Planning Commission elected to remove the language pertaining to escrowing funds for the future installation of curbing and sidewalks. Mr. Harbison informed the Planning Commission

that these types of issues are generally addressed within the Developer's Agreement that is recorded with any approved plan.

The Planning Commission discussed alternate sidewalk designs to address the need to protect existing trees and other existing improvements within the public right-of-way. The paved path at the sports field complex on the site of the old Enfield Elementary School was used as an example.

The Planning Commission discussed design standards for dead-end streets and the need for these streets to allow for emergency equipment operation. The Memo from Charles Baily, Springfield Township's Fire Marshal was reviewed.

The Planning Commission discussed the need for inter-connective trails found within Section 423.A.4 of the draft. The discussion included comments to ensure that subdivision and/or land development plans are in compliance with Springfield Township's Master Trails Plan that is currently being drafted.

The Planning Commission directed Mr. Penecale to forward the draft of the on-site parking requirements completed in June of 2021 to the Board of Commissioners with a request for their review and comment.

The Planning Commission discussed the option of requiring charging stations within non-residential parking lots. Ms. Nygard suggested that 10% of all parking stalls be required to be fitted with charging stations. It was pointed out that the parking lot for Flourtown Shopping Center with 696 on-site parking stall would have to convert 70 of those stalls to electric vehicle stalls. Mr. Harbison point out that an improvement such as charging stations is market driven and that the technology for electric vehicles is moving quicker than a provision within our ordinance could keep up with. He suggested this remain market driven.

One question was raised concerning the size of on-site parking stalls. After a brief discussion it was decided that on-site parking stalls would be 10 feet in width and 20 feet in depth, with the exception of ADA stalls. They must comply with the Federal ADA Standard listed within Americans with Disabilities Act.

Ms. Helwig suggested that we seek the recommendation of the Environmental Advisory Committee and asked that Mr. Penecale contact Mr. Brandon Ford, Springfield Township's Assistant Township Manager to arrange for that review and recommendation.

Ms. Nygard provided the Planning Commission with an update on their progress of the review of the Subdivision and Land Development Ordinance and suggested a time line for moving forward. Mr. Penecale reminded the Planning Commission that there are currently two Land Development Applications pending review and should be reviewed within the next two scheduled meetings.

Mr. Penecale distributed the “Lighting Standards” he was asked to draft at the last Planning Commission Meeting and asked that the Commissioners review them for our next meeting.

The recommendation was made to adjourn the meeting, the motion was seconded and a vote was taken. The recommendation was unanimous, with a vote of 7 – 0.

The meeting was adjourned at 8:28 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning