

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
May 7, 2024**

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. Helwig, Ms. Murray, Mr. Sands, Mr. Devine, Mr. Schaefer, and Mr. Harbison. Also in attendance were Michael Narcowich and Margaux Petruska from Montgomery County Planning Commission, Commissioner Peter Wilson and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:03 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes from their meeting held on Tuesday, April 16, 2024.

Commissioner's Report:

Commissioner Wilson provided an update on the progress of the land development application for 380/402 Haws Lane, as well as the subdivision application for 210 Sunnybrook Avenue. He informed everyone that these two applications would be upcoming agendas of the Board of Commissioners for final action. He brought the Planning Commission up to date on the pending appeal at Common Pleas Court for the properties located at 40 & 42 Grove Avenue and Zoning Hearing Board application for 401 E. Mill Road.

New Business:

Mr. Narcowich provided the Planning Commission with a very detailed presentation of what has been titled "Canopy Coverage" for landscaping within parking lots instead the traditional parking lot landscaping as currently required by the Township. The presentation included a review of the "Canopy Coverage Scale" proposed by Montgomery County Planning Commission, the proposed percentages of coverage based on the size of the "Vehicle Use Area" and several renderings of how this concept would look on different sites with Springfield Township.

Mr. Narcowich explained that the proposed "Canopy Coverage Scale" would cover parking lots from 5, 000 square feet in size up to parking lots greater than 150,000 square feet. Montgomery County Planning Commission uses the term "Vehicle Use Area" which includes the on-site parking stalls, drive lanes, fire lanes, parcel drop-off lanes, and loading areas in the calculations of the "Vehicle Use Area". The proposed scale would require the "Vehicle Use Area" to have shade from the required canopy trees on 12% to 30% of the total parking lot or "Vehicle Use Area".

Mr. Harbison asked if the size and type of trees proposed to be planted would affect the number of trees to be planted. Mr. Narcowich informed everyone that this is a true statement. If the proposed trees to be planted have a canopy that is projected to 50 feet in width, instead 30 feet in width, there would be less trees required for the use of trees with a wider canopy.

Mr. Penecale asked if the County foresees any conflicts between the required street trees and the newly proposed canopy trees. The point being that there is very little space within the front yard buffer for both the street trees, the canopy trees, and the other required plantings. He asked if it would make sense to plant the street trees deeper on the site and allow them to serve as both street trees and a canopy tree?

Mr. Schaefer expressed support for having the street trees remain as currently required. He stated that he believes the street trees provide an esthetics that is desired and a benefit to the commercial districts.

Ms. Helwig asked if there were any additional comments, questions, or concerns. There being none, Mr. Narcowich was given permission to move forward the "Canopy Coverage Scale".

Ms. Petruska asked if there were any questions on the revisions made to Article Seven "Improvement & Construction Standards". Ms. Petruska reminded everyone that this section was reviewed by the Township Engineer and the Township Solicitor's Office. She stated that the revisions suggested by the Township Engineer and the Township Solicitor's Office have been included in this draft.

There were no additional questions or comments from the Planning Commission Members.

The Planning Commission was briefed on current applications that are pending and the possible dates those applications may be placed on the Planning Commission agenda.

The meeting was adjourned at 8:05 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning