

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
June 4, 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. Blankin, Mr. Mascaro, Mr. Sands, Mr. Schaefer, and Mr. Quill. 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, May 7, 2024.

Commissioner's Report:

Commissioner Wilson stated that he had nothing to report at this time.

New Business:

PC1: Mr. Christopher Canavan, President of W. B Homes, LP presented the Planning Commission with a rendering of the front façade of the proposed townhomes at 380/402 Haws Lane. Mr. Canavan explained that by way conversations with the neighbors and the development agreement the front facades include at least three design elements. He explained that the design elements were added to diminish the appearance of one long flat façade of the four-unit building. In the front there is a mixture of building materials, front porches, roof line alterations and dormers added to provide and off-set for each unit. The side of the buildings are required to have at least two design elements, and this was done with windows, a mixture of building materials and roof line alterations. These elements were also carried to the rear of the buildings and will have rear entry garages and elevated decks. He informed everyone that a Traffic Engineer was hired to prepare traffic counts for a possible four-way stop sign at the intersection of Haws Lane, the development's entry drive and Greenhill Road. He discussed the relocation of the parking stalls for the open space and desire to maintain the two large trees identified by the neighbors. Several of the Planning Commission members thanked the developer for submitting the rendering since this was not a requirement. In addition, two Planning Commission members commended the applicant for following up on statements made at prior meetings. No recommendation was required for this presentation.

PC2: Mr. Penecale provided an overview of the proposed Zoning Ordinance Amendment pertaining to the regulation of Amusement Devices. He explained to the Planning Commission Members that Amusement Devices are no longer just pinball machines, and that the purpose of this amendment is to regulate the video games that provide a monetary payout to the players when they win. These machines have become popular at bars, taverns, convenient stores, mini-marts and the like. They also reduce the available on-site parking of the property. Mr. Penecale explained that there is currently State Legislation under consideration that would place these machines under the State's jurisdiction.

The Planning Commission discussed the limitation that prohibits the use of these machines if within 1,000 feet of certain defined uses. In addition, they discussed the fact that amusement devices are permitted accessory use within the Shopping Center District and a use by special exception within the B-2 Business District. The Planning Commission believes that the limitations are too restrictive and recommends the distance be reduced to 500 feet.

The Planning Commission discussed the difference between the primary use of the building as compared to an accessory use. Mr. Penecale explained that currently within Springfield Township he is not aware of an arcade within Springfield Township. In addition, he stated that if 51% or more of the total square footage of the use is devoted to one use, that would be the primary use of the building. He used the example of the 7-11 on Willow Grove Avenue. If use of this building would be as a retail shop and the four video poker machines are currently an accessory use.

The Planning Commission discussed the terms public, private or parochial school, day-care center family, day-care home, park, playground, community center, open space or recreation area. The Planning Commission recommends replacing the day-care language with the term Day-Care Facility. In addition, the term open space or recreation area should be changed to public open space.

The Planning Commission discussed the need to have an exemption for the temporary fairs and carnivals that take place yearly within the Township. They recommend an exemption be added to the proposed ordinance.

The Planning Commission discussed the definition of an amusement device. Mr. Narcowich and Ms. Petruska provided definitions for Norristown and Pottstown. The Planning Commission recommended that the language "any game that has the potential to provide a monetary return" be added to definition.

Ms. Helwig asked if there were any other questions or comments. Seeing none, a motion was made to recommend approval of the proposed ordinance with the five comments listed above being forwarded to the Board of Commissioners for their consideration.

Mr. Penecale did not have any information on a proposed agenda for the June 18, 2024, meeting.

The meeting was adjourned at 7:53 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning