

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
July 2, 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, 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, June 4, 2024.

Commissioner's Report:

Commissioner Wilson informed the Planning Commission that the land development plan for the expansion of the Springfield Township Middle School was approved by the Board of Commissioners. In addition, the land development application for 380/402 Haws Lane was approved. The Board of Commissioners had a long discussion centered on issues involving in-house and travel teams within Springfield Little League. The residents were informed that Springfield Little League is not under the jurisdiction of Springfield Township and the Township has no authority in scheduling matters involving the Little League. In closing, the Planning Commission was informed that the Amusement Devise Ordinance was passed by the Board of Commissioners with the revision suggested by the Planning Commission.

New Business:

PC1: The Planning Commission reviewed the revisions made by Mr. Narcowich to the "Parking Lot Landscaping Standards" referred to as the "Canopy Coverage".

The sections were re-numbered so that the draft was in numerical order. In addition, it was decided that all the definitions would be contained within one section of the updated SALDO.

The Planning Commission discussed the Canopy Coverage percentage chart and elected to make no changes to the percentages listed for the "Vehicle Use Area".

The Planning Commission elected to remove the exception for the landscaping requirements for the main access drive lanes within a proposed development. There was much discussion on this

topic with the example of the landscaping that is in place along the main access drive lane of Flourtown Shopping Center from Movie Tavern Grill up to the Giant Super Market. This was a requirement that the Planning Commission desires within our developments.

Ms. Helwig and Mr. Devine suggested several changes to clean up language within the draft. The Planning Commission approved those revisions.

PC2: The Planning Commission reviewed Section 95-201, the definition section of the proposed SALDO. This was presented by Ms. Margaux Petruska.

Terms such as Accessory Building & Access Drive were revised to match the definition within the Zoning Ordinance.

The definition of the word "Berm" was revised to reduce the rise of the berm from 3/1 to maximum of 4/1 or a 25% rise.

Options for defining terms such as buffer, cartway, and common open space were discussed.

The Planning Commission elected to remove the definition of "De Minimis Improvement" from the SALDO. This was done at the request of Mr. Penecale, who pointed out that this is a legal term that is defined locally by the Zoning Hearing Board and on appeals by the Courts.

The definitions of Electric Vehicle Supply Equipment, Electric Vehicle Charging Station and the different levels were discussed. It was decided that additional information is required for these terms.

The definition of "Building Height" and "Fence" were altered to match the definition found within the Zoning Ordinance.

The Planning Commission discussed "Buildable Lot Area" and "Gross Buildable Area". In addition, the meaning of a "Mobile Home Park" and "Mobile Home" were discussed. The Planning Commission was reminded that even though the Township does not have a mobile home park, the MPC requires us to define the term and provide for it within our zoning ordinance.

The Planning Commission reviewed the terms and definitions of a major and minor subdivision. The definition of these terms must match the definitions found within the MPC.

Mr. Narcowich informed the Planning Commission that several terms, such as "Traffic Impact Study" have been renamed to match the definition now used within the industry. Re: "Traffic Generation and Trip Study".

The meeting was adjourned at 8:23 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning