

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
November 19, 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. Devine, and Mr. Harbison. Also in attendance were Margo Petruska and Michael Narcowich from Montgomery County Planning Commission, Commissioner Peter Wilson and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:00 p.m.

**Approval of the Minutes:**

The Planning Commission tabled the approval of the minutes from their last meeting until the December 3, 2024, meeting.

**Commissioner's Report:**

Commissioner Wilson reported that the Board of Commissioners met on November 13, 2024, and acted on the following items:

1. The new STOP SIGNS and CROSSWALKS have been installed at the intersection of Haws Lane & Greenhill Road. The Commissioner explained that this was done in compliance with the traffic study prepared by Traffic Planning & Design.
2. The planning assistance contract has been extended with Montgomery County Planning Commission through 2027.
3. December 11, 2024, was announced as the date for the final budget hearing.
4. The Commissioner announced that he expects that a tax increase of as much as 3% will have to be approved to balance the projected 2025 budget.
5. He announced that the Township has requested bid proposal for Needs Assessment and Master Plan for the Tank Car Property. This is being done through the Parks & Recreation Department.
6. The Commissioner informed everyone of the adoption of Ordinance #979, an amendment to the Recycling Code of Springfield Township. The word Community Activities has been added. In addition, Resolution #1651 was adopted that allows the Township to submit a grant proposal in the amount of \$50,000 for energy efficiency improvement to the police/administration, library and public works buildings.
7. He also announced that the Township will be working with Upper Dublin Township to study the connectivity of Pennsylvania Avenue. A study has been approved to review this area.

8. He announced that the Township has entered into a lease with Christine Kelly for the final suite at the Black House Inn.

**New Business:**

**PC1.** The Planning Commission reviewed the request for a waiver from the requirements for the submission of a land development application for the property located at 1150 Mermaid Lane, Wyndmoor, PA 19038. The request for the waiver was filed by the owner of the property, Kurtz Construction, and involves the proposed construction of 576 square foot, single story pole building to be used for storage of roofing and siding equipment.

Mr. Chris Kurtz was available to present the application. He stated that Kurtz Construction is a long-standing roofing and siding company with their main office located at 1100 Mermaid Lane, Wyndmoor, PA. The company also owns 1150 Mermaid Lane and has used the rear portion of the property for storage of materials and equipment associated with the business. He stated that property is zoned Limited Industrial and the use of the property as a contracting office and shop is a use by right. Mr. Kurtz stated that the building will not have any utilities. However, several skylights are proposed to be installed in the roof structure. The owner seeks approval to install the proposed pole building within the rear yard of 1150 Mermaid Lane.

Mr. Mascaro asked if the proposed building would increase the impervious coverage on the property. Mr. Kurtz stated that the proposed building would be installed over an existing blacktopped surface.

Mr. Harbison asked if there would be any environmental issues associated with the construction of this building. Mr. Kurtz stated that a pole barn is constructed on piers drilled into the ground and does not have a standard foundation.

Ms. Helwig asked if there would be any landscaping installed in connection with the construction of this building. Mr. Kurtz stated that the rear yard of this property is completely paved. The adjoining properties on both sides and to the rear are separated by fencing only. All the adjoining properties are used as industrial businesses.

Ms. Helwig asked if there were any additional questions. Hearing none, she asked if there were any questions from those in attendance. There were no questions.

A motion was made by Mr. Mascaro and seconded by Ms. Blankin to recommend approval of the requested waiver from the requirements to submit a land development application. The motion was approved by a vote 6 in favor and 0 opposed.

**PC2:** The Planning Commission reviewed the waiver requested for the submission of a land development application filed by The Schoolhouse in Flourtown for the property located at 15 W. Wissahickon Avenue, Flourtown, PA 19031. The applicant proposes to install 17 additional parking spaces within the rear yard of the site. The new parking area would be constructed of

ground stabilization block. This is a pervious surface material that generates no stormwater runoff.

Mr. Gil Carnesali from Carson Valley School and Mr. Ed Rall, Jr. "The Contractor" presented the application. Mr. Carnesali stated that the existing schoolhouse has 14 on-site parking stalls on the property, and they need additional parking. The ground stabilization block system was chosen so that impervious coverage would not be increased on the property.

Ms. Helwig asked if the proposed new parking area was located between the existing schoolhouse building and the playground. The answer was yes,

Ms. Helwig asked if there was a defined walkway for the children to use to get from the schoolhouse building to the playground. She asked if there would be ballads installed to protect the children as they passed through this new parking area. The answer was no.

There was a discussion on the fact that the proposed new parking stalls would not be able to be lined, so the applicant would have to use ballads or landscaping to define the proposed walkway.

Mr. Mascaro asked if ingress or egress to the site would be altered with the installation of the proposed new parking area. Mr. Carnesali stated that ingress and egress to the site would remain unchanged. One way in and one way out.

Ms. Blankin asked if there was a parking layout plan. Mr. Rall stated there was not.

Ms. Helwig asked about the existing slope of the rear yard and if the proposed addition would alter that slope. Mr. Rall stated the area is flat and that there would be no change to the existing grades and no increase in stormwater runoff.

The applicant was asked about the condition of the existing playground and if there are any proposed changes to the playground. Mr. Carnesali stated that the existing playground would remain unchanged, and the playground surface is currently covered in woodchips.

Mr. Harbison asked about the ownership of the property, since the application list "The Schoolhouse at Flourtown" as the owners. Mr. Carnesali stated that the "The Schoolhouse at Flourtown" is the lease holder and not the ownership group.

Ms. Helwig asked if there is additional information the applicant had to present to the Planning Commission. There was none.

Mr. Mascaro stated that the plan submitted does not provide enough detail to allow him to make an informed recommendation on the applicant's request for a waiver. That was seconded by several other members of the Planning Commission.

Ms. Helwig suggested that the applicant revise the plan to include greater detail on the proposed parking stalls, how the school proposed to protect the students as they crossed from the schoolhouse to the existing playground and there would be any additional landscaping or ballads used to define a safe walkway.

The applicant was asked to return to the Planning Commission on Tuesday, December 3, 2024, with the revised plan. The applicant agreed and no recommendation was offered.

Mr. Sands & Mr. Devine presented the Planning Commission members with the small revisions made to the proposed alteration to the Subdivision & Land Development Ordinance that would require an applicant to provide a narrative on the historical importance of property proposed for land development. This only applies to properties developed prior to 1930.

A brief discussion followed about the selection of 1930 date, the extent of what is required to be submitted and what effect this requirement would have on the timeline for applications.

Mr. Sands and Mr. Devine stated that 1930 date selected is in line with the national standards and that they projected that the project applicant would complete the form, since the architect would be the person most versed in the historical details of the structure. As for the timeline, Mr. Penecale stated that the review by the Historical Commission would be addressed the same as current reviews STEM's Committee, Environmental Advisory Committee and Shade Tree Commission.

Ms. Helwig asked if there were additional questions. Prior to the vote being taken, Mr. Devine reminded the Planning Commission members that in addition to the 1930 deadline on the construction date, there are additional triggers within the Historical Preservation Ordinance that would still apply. A vote was taken and the recommendation to include the language within the revisions to the Subdivision & Land Development Ordinance was approved by a vote of five in favor and one opposed.

The meeting was adjourned at 8:12 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning