

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
December 3, 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, Mr. Scheafer, Mr. Quill and Mr. Harbison. Also in attendance were Margo Petruska and Michael Narcowich from Montgomery County Planning Commission 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 the minutes from the November 19, 2024, meeting.

Commissioner's Report:

Commissioner Wilson was unable to attend the meeting due to a prior commitment, however he asked Mr. Penecale to remind everyone that the 47th Annual Appreciation Dinner is scheduled to be held on Wednesday, December 18, 2024, at the Flourtown Country Club. He asked that everyone RSVP to Carol Taylor by Wednesday, December 11, 2024.

Continued Business:

PC1. The Planning Commission reviewed the revised plan submitted by the Schoolhouse at Flourtown for the proposed installation of 17 additional on-site parking stalls to the rear of the existing building. The applicant has requested a waiver from the requirements for the submission of a Land Development Application. The property involved in this application is located at 15 W. Wissahickon Avenue, Flourtown, PA 19031. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

Mr. Gill Carnesali, Facilities Manager for the organization and Mr. Richard Collier, Carson Valley Board Member and a professional Land Planner were available to present the applicant's request.

Mr. Collier opened the meeting by stating that the applicant has revised the plan to address the concerns raised by the Planning Commission members at the November 19, 2024, meeting. A 5-foot-wide walkway has been added to the proposal that extends from the Schoolhouse Building through the existing and proposed parking areas. The defined walkway will be lined in the areas that are paved and installed as a woodchip pathway in the areas that will remain lawned areas.

Mr. Collier stated that the Schoolhouse is in operation year-round and that ingress and egress to the site will remain unchanged. One way in and one way out. He informed the Planning Commission members that the entryway to the building is located to one side of the building and that during drop-off and pick-up staff are available to direct traffic and monitor the children's movements. He stated that the additional parking spaces will be used by the staff and that they have taken great measures to ensure this proposed expansion to the parking lot has no negative impact on the site.

Mr. Collier stated that the use of the ground stabilization blocks will allow for the expansion of the parking lot without any increase in impervious coverage on the property. He stated that the proposed new parking stalls have been redesigned to allow for a five-foot-wide walkway to be installed that will serve as a defined pathway for the student to travel from the Schoolhouse to the existing Playground. He stated that at no time are the children left unattended on the site and when the children travel from the building to the playground staff are with them.

Mr. Harbison asked staff what triggers a land development submission. Mr. Penecale stated that in this case it the proposed man-made change to the property.

Mr. Quill asked what parking spaces are available on the site now. Mr. Collier stated that there are currently 14 on-site parking stalls, and that overflow parking happens now on the site wherever space is available. The idea here is to define parking stalls and have greater control of the on-site parking.

Ms. Helwig asked if there were any addition questions or comments from the Planning Commission members. There were none. She thanked the applicant for addressing safety concerns of the Commission and asked if there was a motion on the applicant's request.

Mr. Quill offered a motion to approve the request for a waiver from the requirements of a Land Development Application submission, this was second by Ms. Blankin and vote was taken. 8 Planning Commission Members voted in favor of the motion, and no one was opposed.

New Business:

PC2: The Planning Commission started their review of the proposed revisions to the Subdivision & Land Development Ordinance. Page #1 through Page #22 were reviewed. These pages covered the definitions section of the proposed draft. Ms. Petruska and Mr. Narcowich were available to address any questions that were raised and chart any revisions proposed.

Mr. Helwig addressed the formatting of the proposed draft and requested that spacing be uniform throughout the document.

The following edits were made to the SALDO Draft.

Mr. Sands, Page #1, Section 95-103.F, change recreation to recreational.

Ms. Helwig, Page #3, Section 95-200, clean up the punctuation within the section.

Mr. Penecale, Page 4, Accessory Structure, add the phrase “used for common household purposes”.

Ms. Helwig, Page #4, Certified Arborist, change the word “an to “a”.

Ms. Helwig, Page #5, Best Management Practice, clean up the punctuation within the text.

Ms. Helwig, Page #5, Bond, change out Surety Bond to Security.

Ms. Helwig, Page #5, Caliper, change out DBH with diameter.

A discussion took place between several members of the Planning Commission concerning the definition of a “Crosswalk”. It was decided that NY definition would be used and the phrase “a parking lot, access driveway or street would be added.

Ms. Helwig, Page 9, Engineer. A question was raised concerning the limitation of an engineer licensed in the Commonwealth of Pennsylvania only. Mr. Narcowich responded that his definition comes from the Municipalities Planning Code.

Ms. Helwig, Page 10, Guarantee, Maintenance, add the word bond

Mr. Devine, Page 10, Historic Structure, change the term to Historic Resource. In addition, Mr. Devine informed the Planning Commission Members that the Historical Commission has decided to move off the 1930 timeline and has elected to use the national standard of 50 years as one of the triggers for submission of a historical report as part of a land development submission.

Mr. Sands, Page #10, Impervious Coverage. Changed the word packed to compacted.

Mr. Sands, Page #12, Change out “PRD’ to Planned Residential Development.

The Planned Commission engaged in a conversation concerning “Mobile Homes” vs “Manufactured Homes”. There are multiple definitions between the State Building Code, the Springfield Township Zoning Ordinance and Department of Housing and Development. Additional discussion is required on this term.

Mr. Narcowich, Page 14, Native Plants, Mr. Narcowich & Mr. Penecale will be sending out plantings list that they have on file for review by the Planning Commission Members.

Mr. Sands, Page 16, Porous Paving, change the word “asphalt” to “bituminous”.

Ms. Helwig, Page 17, had a question concerning the definition of the word “sidewalk”. Mr. Narcowich will review this definition and report back to the Planning Commission.

Mr. Sands, Page #20, under the term Tree, Mature, he had a question concerning caliper vs. BDH and would the text be consistent throughout.

Mr. Mascaro, Page 21, under the term "Vehicular Use Area" would the "bullet points" to be numbered as per the balance of the document.

Mr. Penecale, Page #21 Verge, he would like to revisit the term "Decorative Paving".

Ms. Helwig, Page #22, asked that highlighted text be changed to a normal font and that the period be removed after the term "Zoning Officer".

The Planning Commission completed the Definition Section of the proposed SALDO.

There was a motion made to adjourn the meeting at this point. The motion was seconded, and the meeting was adjourned at 8:22 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning