



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

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Planning Commission Notice

This notice is sent to inform you that a meeting of the Springfield Township Planning Commission has been scheduled for **Tuesday, February 4, 2025**. The meeting will be held in the Board Room of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038. The meeting will start at 7:00 P.M.

The **Wyndmoor Hose Company**, the owners of 1103 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1845-7004, have requested the Springfield Township Board of Commissioners consider their request for the zoning of the .714-acre property be changed from the B-Residential District to the B-1 Business District. No other zoning text or map amendments have been requested. The property is currently home to the Wyndmoor Hose Company and is improved with the Fire Station and several on-site parking stalls. The property has street frontage on both Willow Grove Avenue and Southampton Avenue.

The Springfield Township Planning Commission is an advisory group that has been appointed by the Springfield Township Board of Commissioners hold public meetings for the purpose of reviewing subdivision applications, land development applications, conditional use applications, proposed zoning text and zoning map amendments. The Planning Commission is tasked with offering recommendations to the Springfield Township Board of Commissioners. The Springfield Township Board of Commissioners renders the approval or denial of these applications.

A copy of the applicant's request and additional information on this application is available in the Community Development Office and can be viewed during normal business hours. This information is also available on our website, www.springfieldmontco.org, under the Planning Commission heading for February 4, 2025. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning

KUHLS LAW LLC

Joseph C. Kuhls
Attorney at Law

November 22, 2024

Michael Taylor
Springfield Township Manager
1510 Paper Mill Road
Wyndmoor, PA 19038
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James Garrity, Esquire
Wisler Pearlstine, LLP
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Re: Springfield Township Re-Zone Application

As discussed at the November 11, 2024 Public Meeting of the Springfield Township Board of Commissioners, nearly the entire length of Willow Grove Avenue between Southampton Avenue and Flourtown Avenue, both sides, is zoned B-1 Business. I write on behalf of the Wyndmoor Hose Company to request that the existing B-1 Business Zone be extended to cover one additional parcel (the "WHC Parcel") at the corner of Willow Grove and Southampton Avenue, thereby extending the existing B-1 Business District to a natural break at the intersection of Southampton and Willow Grove Avenues.

The WHC Parcel is currently zoned B-Residential but is not used residentially.

The WHC Parcel which we hereby request be rezoned from the existing B-Residential to B-1 Business, is commonly referred to as 1103 Willow Grove Avenue, and more specifically described as Montgomery County Parcel 52-00-18457-00-4 (Springfield Township Tax Map Block 35, Unit 20).

This request is based upon sound planning principles, as was initially discussed at the Public Meeting referred to above. In the event of a Public Hearing on this application, the Applicant and its team stand ready to provide further testimony and evidence in support of its request for the map change described. No text amendments are proposed.

Please advise as to next steps. And thank you for your time and consideration.



Joseph C. Kuhls,

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 15th, 2025

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Rd
Wyndmoor, Pennsylvania 19038

Re: MCPC # 24-0275-001
Plan Name: B-1 Business District Zoning Map Amendment – 1103 Willow Grove Avenue
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced zoning map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 17th, 2024. We forward this letter as a report of our review.

BACKGROUND

The Wyndmoor Hose Company has requested an amendment to the zoning map of Springfield Township to rezone the 1103 Willow Grove Avenue parcel, owned by Wyndmoor Hose Company from its current zoning district of "B Residence District" to "B-1 Business District".

COMPREHENSIVE PLAN COMPLIANCE

Township Comprehensive Plan

This parcel is shown as Village Center in the Future Land Use Map of Springfield Township's *Vision for 2025* comprehensive plan. Village Centers are typically areas with a mix of retail, institutional, office, and residential uses. The plan outlines its goals to maintain and strengthen the streetscape character of the Willow Grove Avenue business corridor where this parcel is located and how commercial districts like Willow Grove Avenue have evolved to smaller-scaled mixed-use districts, with a need for continuous reinvestment and redevelopment to keep the area attractive, vibrant and productive.



County Comprehensive Plan

The parcel is additionally identified as a Town Center Area in the Future Land Use Plan of the Montgomery County Comprehensive plan, *Montco 2040: A Shared Vision*. Town Centers are traditional downtowns which include a mix of retail, institutional, office, and residential uses. They are pedestrian-oriented with primary uses being traditional downtown retail and mixed-use buildings, traditional downtown offices, residences, and institutions, and high-density residential development next to traditional downtown areas. Should this zoning map amendment eventually lead to development or businesses within this parcel, it is in alignment with *Montco 2040's* Land Use and Transportation Visions, specifically in encouraging mixed use development in regional mixed use business centers.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified future redevelopment considerations that the applicant and Springfield Township may wish to examine prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

WALKABILITY

Should the amendment be approved and the property transitions from a residential to business district, we express our support for maintaining and supporting the character of the township through a walkable and attractive downtown. Due to the proximity of aboveground utility lines to the lot boundary, any future development on the 1103 parcel should be given close consideration to ensure the walkability and tree canopy along the Willow Grove frontage is not unnecessarily interrupted.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Springfield Township's planning objectives for comprehensive zoning policies.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

- c: Wyndmoor Hose Company, Applicant
- Joseph Kuhls, Applicant's Representative
- Michael Taylor, Springfield Township Manager
- Amanda Helwig, Chair, Springfield Township Planning Commission