

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
January 7, 2025**

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, Mr. Mascaro, Mr. Sands, Ms. Murray and Mr. Harbison. Also in attendance were Commissioner Peter Wilson, Marguax 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 December 3, 2024, meeting.

Commissioner's Report:

Commissioner Wilson informed the Planning Commission that the Board of Commissioners will be seeking a replacement for Mr. Schaefer and asked the Planning Commission for input on a field of expertise the Board of Commissioners may want to consider. He discussed the proposed development of 46 new townhouses within Cheltenham Township on Willow Grove Avenue. This proposed development adjoins the Falcon Hill Development within Springfield Township. The Commissioner informed the Planning Commission that the Tank Car Property Steering Committee is in the process of obtaining an engineering firm to develop a master plan for the property.

Reorganization:

The Planning Commission held nominations and elections for the Chairperson, Vice Chairperson and the Secretary for 2025. Ms. Helwig was nominated as the Chairperson, the motion was seconded, nominations were closed, and Ms. Helwig was elected unanimously as the Chairperson of the Planning Commission. Mr. Mascaro was nominated as the Vice Chairperson; the motion was seconded, nominations were closed, and Mr. Mascaro was elected unanimously as the Vice Chairperson of the Planning Commission. Mr. Penecale will continue as the secretary for the Planning Commission.

New Business:

PC1: The Planning Commission continued their review of the proposed revisions to the Subdivision & Land Development Ordinance. The Planning Commission reviewed Pages 23 through Page 70 of the draft. These sections covered Plan Submission Requirements, Review

Procedures, Final Plan Procedures, Recording of Final Plan, Design Standards, Open Space Requirements, Land Dedication Standards, Tree Protection Standards, Wetlands, Riparian Corridors, Grading, Soil Erosion Controls, Historical Structures, Street Design and Street Naming Requirements.

Mr. Mascaro asked that the plan design standards found on page #24 limit the spacing of contour lines to 5-foot intervals. This change was approved along with all the other revisions listed.

Page #24 included one additional revision. B-10 was revised to replace the word or with the word and.

Page #25 had one revision. Section 95-303.G be revised to include light standards.

Page #27, Section 95-304.C be revised from 100 feet to 200 feet of the tract boundary. Section 95-304. C.2 be revised include "ADA ramps, driveway aprons, and curb cuts". Section 95-304. C.2.h will be revised to include "any other public improvement".

Page #28, Section 95-304. C.10.c will revise the 100-foot requirement with 200 feet.

Page #30 MCPC will check on term "American Standard for Nursery Stock" otherwise referred to as ANSI. This is found under line K-4.

A discussion took place concerning the terms Township Manager vs the Township Secretary. Mr. Penecale informed the Planning Commission that the Township Manager is the Township Secretary and that the two terms are both acceptable within the proposed ordinance.

Page #39, Section C.2.7, after the word walks, please add the word 'trails'.

Page #43, Section 4 Replace the term "Mortgage Subdivision" with the title "Financial Subdivision". It is acceptable to use the terms "mortgage and mortgagee" within this section.

Page #45, Remove completely Section 95-313.

Page #47, Section #95-400.E, after the word "sidewalks" add the word "trails". Within Section 95-400.G, the last line, change the word "of" to "or".

Page #49, there was a discussion concerning flag lots and their prohibition within the Zoning Ordinance.

Page #51, there was a typo corrected in Section E-1.

Page #53, There was a discussion concerning the cost associated with transfer of open space from the developer to the homeowner's association or the Township. This will be reviewed by the Township Solicitor.

Page #54, there was a typo corrected.

Page #56, there was a discussion concerning the 50% wooded area limitation and the other percentages provided in Section D. The question is with these limitations as currently listed, can the open space be provided or should the ordinance be more flexible? MCPC is going to review these numbers and work up a model. In addition, MCPC will review their records and see if there is a recommended amount of on-site parking for open space.

Page 57, The Fee in Lieu of language will be reviewed by the Township Solicitor.

Page #59, Again the discussion took place concerning "Solar Access" vs the removal of trees within a development. No decision was made on this language.

Page #61, under Section 95-408.A change out the word "Federal" to "U. S. Army".

Page #64 involved several revisions that included the word "historic" be replaced with the word "historical". In addition, Section 95-411. C.1 will have the word "their" replaced with the word "Applicant".

Page #65, Section 95-412. C. will be amended to include in consideration of the recommendation of the Historical Commission. Section 95-413. C.2 will be removed.

Page #68, The Planning Commission elected to make the width of all streets, roadways, alleys and travel lanes a minimum of 12 feet in width for one-way travel and 24 feet in width for two-way traffic. This is consistent with the requirements of the Zoning Ordinance.

There was a motion made to adjourn the meeting at this point. The motion was seconded, and the meeting was adjourned at 8:45 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning