

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
January 21, 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, Mr. Mascaro, Mr. Sands, Ms. Murray, Ms. Blankin and Mr. Devine. 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 approved the minutes from the January 7, 2025, meeting.

**Commissioner's Report:**

Commissioner Wilson informed the Planning Commission that the Board of Commissioners have advertised the opening on the Planning Commission. He stated that an agreement has been reached with the Springfield Township Little League. The Township has entered into an agreement with MKSD Engineering to develop a Master Plan for the Community Center on Willow Grove Avenue. The Public Works Department will resume the pick-up of leaf waste on March 3, 2025. PennDOT, with input from Springfield Police Department and our Public Works Department are reviewing the timing of the traffic signals on Bethlehem Pike. The Board of Commissioners have approved an energy transition plan. Commissioner Wilson stated that work has started at 380/402 Haws Lane and that an arborist has inspected the trees within the park portion of the property. A report on their findings will be submitted. Springfield Police Department has vacancies to fill and have scheduled the Police Entrance Exam for February 15, 2025. The Commissioner also informed the Planning Commission that Mr. Baily, our Fire Marshal, will be retiring in April of this year. The Fire Marshal's position has been advertised.

**Old Business:**

**PC1:** The Planning Commission continued their review of the proposed revisions to the Subdivision & Land Development Ordinance. The Planning Commission reviewed Pages 70 through Page 101 of the draft. These sections covered construction requirements, driveway access points, bridges, internal driveway designs, emergency access, crosswalks, trails, water supply, sanitary sewers designs, stormwater management, street trees, buffers, parking lot landscaping, and preferred plant materials.

Ms. Helwig opened this portion of the meeting by noting that no guests were present at the meeting.

Page 71; Section I.1 was amended from 10 feet in width to 12 feet.

Page 72; Figure 4.3 Pavement Construction Standards is to be removed and replaced with the term "PennDOT Standards"

Page 73; There was discussion concerning the term "Driveway Access" and should the heading be changed to depressed curb or driveway apron. This is to be referred to the Township Engineer for his input. In addition, the construction standards found within Figure 4.4 will be reviewed by the Township Engineer.

Page 74; There was a discussion concerning Section D and the number of driveway aprons or curb cuts permitted on residential properties. The concern is that certain properties with less than 100 feet of frontage would benefit from a curb cut, for safety reasons. No decision was reached on this subject and Planning Commission has requested the opinion of the Township Engineer.

Page 75; The question of limiting the width of residential and commercial driveway aprons was discussed. The matter has been referred to the Township Engineer for his opinion.

Page 76; The design standards for bridges and culverts will be referred to the Township Engineer.

Page 77; Section B.3 will have the phrase "as is reasonable" removed from the sentence.

Page 78; Section E.4 will have the phrase "or other suitable legal mechanisms" removed from the sentence. Section F-2 will have the term "drop-off/pick-up" replaced with the term "parcel drop-off". Section H, "Electric Vehicle Charging Stations" has been referred to the Environmental Advisory Committee for their recommendation.

Page 79; Section I, Montgomery County Planning Commission will supply additional details on the design standards for a bicycle rack. Section 95-420.A will have the minimum width of an emergency accessway increased from 12 feet to 14 feet in width. Section 95-421.C will revise the term "engineer" to read "Township Engineer".

Page 80; The width of the sidewalk will be increased to 5 feet within Section 95-422. A.4 and Section 95-422. B.3.

Page 81; The width of the sidewalk will be increased from 4 feet to 5 feet within Section 95-422.5. b. Section 95-422. 5.d will be revised to have "driveway" as one word. Section 95-423.C will have the word "and replaced with "or".

Page 82; Section 95-424.A will be amended to replace the phrase "or preferably" with the "interconnected for the use".

Page 83; Section 95-424.2 will have “clay materials” removed. Section 95-425.A will have “Director of Public Works” removed and replaced with “Board of Commissioners, with the recommendation of the Township Engineer and the Traffic Safety Officer”.

Page 84; Section 95-426.B 1.f “Shelter” will be prohibited from having any advertisements on them. Section 95-427.A will have the word “should” replaced with “shall”. Section 95-427.B will have the balance of the paragraph removed after the word “with” in the first line and add “all applicable rules and regulations”.

Page 86; Section 95-429.C 2, Will have the last sentence removed. Section 95-429.4 will have the stop after the word “Obstructions”.

Page 87; Section 95-431, Shade Trees have been referred to the Shade Tree Commission.

Page 91; Section 95-432. E.6 will be revised to include at the recommendation of the Planning Commission. Section 95-432.G will have the word “performance” replaced with the word “Maintenance”.

Page 94; The typo within Section D.1 will be revised to “as from “sa”.

Page 96; There was a discussion concerning the width of the Riparian Buffer and where it should be measured from. “25 feet” or a greater distance. This will be reviewed at the next scheduled SALDO review meeting. MCPC will provide additional information. Also, Appendix B will be provided for review.

Page 97; Section 95-435.D will have the word Borough replaced with the word Township.

Page 98; Section 95-436. A. MCPC will provide a list or plant materials for review by the Planning Commission prior to adding an “Approved List” to the text.

Page 99; Section 95-436. B.5, MCPC will supply a suggested minimum plant size and spacing requirements based on the type of plantings.

There was a motion made to adjourn the meeting at this point. The motion was seconded, and the meeting was adjourned at 8:53 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning