

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
July 15, 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, Mr. Devine, Ms. Blankin, Mr. Quill, and Ms. Pottage. Also in attendance were Commissioner James Lee, Margaux Petruska 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 of the June 17, 2025, meeting.

Commissioner's Report:

Commissioner Lee informed the Planning Commission that the Board of Commissioners approved the re-appointment of two existing members of the Shade Tree Commission and appointed one new member. They also approved the re-appointment of an existing member of the Civil Service Commission. The Board of Commissioners approved a resolution to honor Parks & Recreation Professional's Day and honor Asher Dahlgren for his service on the Parks & Recreation Advisory Committee. They approved the advertisements of the public hearing on the small Cell Wireless Communication Facilities Ordinance. He provided the Planning Commission with an overview of the plans for the proposed Community Center on Willow Grove Avenue.

Prior to the start of the posted agenda, Mr. Quill posed a question to Commissioner Lee about the condition of several large trees planted within the public right-of-way of Willow Grove Avenue and who is responsible for the trees. Commissioner Lee explained that the trees are the responsibility of the property owners, just like the public sidewalk. Mr. Quill discussed his concern over the health of these very large trees. Commissioner Lee asked Mr. Quill to forward any information he has on the location of the trees, and he would have the issue addressed by Township Staff.

New Business:

PC1: The Planning Commission started their review of possible layouts for the updating of the Township's Zoning Ordinance. Mr. Penecale provided the Planning Commission with a layout that would include the purpose and intent of each zoning district, a dimensional chart, permitted uses, accessory uses, uses by special exception or conditional use and design standards within each district. An example was provided for the A, B, C, and D Residential Districts.

The Planning Commission discussed their goals of revising the Zoning Ordinance to be more user friendly and to address the use categories and definitions within the Ordinance.

The Planning Commission discussed several options for a starting point and decided to work through Ms. Petruska's suggestion to address an itemized list of uses, both principal and accessory. The Planning Commission agreed that having a complete list of uses would be very beneficial as they work through each of the zoning districts. Ms. Petruska and Mr. Penecale committed to having these lists together for the August 19, 2025, Planning Commission Meeting.

The Planning Commission discussed the possibility of consolidating two or more of the zoning districts. Mr. Penecale explained that the A, B, C and D Residential Districts make up 75% of the properties within the Township and any major changes to the dimensional requirements would greatly increase the number of non-conforming properties within the Township. This should be avoided if possible. However, as the review progresses through the Overlay Districts of AAA Age Restricted, AAA Open Space and AAA Residential the possibility of combining those with the option of different design standards is a possibility.

The Planning Commission reviewed the samples of the A, B, C & D Residential Districts. They elected to revise the purpose and intent of each district by adding a low, medium or high-density classification to each. They were advised that impervious coverage limitations are proposed for each district and that a maximum building height limitation has been added. Those proposals will be reviewed at a later date. The Planning Commission reviewed the lot area requirements for twin or duplex dwelling units and elected to revise the minimum lot area requirements for these two proposed uses.

The Planning Commission instructed Mr. Penecale and Ms. Petruska that the proposed layout is something they are comfortable with and that the use categories and use definitions would be the major topic of discussion at the next scheduled meeting.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:30 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning