

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
August 19, 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. Sands, Mr. Devine, Ms. Murray, Ms. Blankin, Mr. Quill, and Ms. Pottage. Also in attendance were Commissioner Peter Wilson, Margaux Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:04 p.m.

**Approval of the Minutes:**

The Planning Commission approved the minutes of the July 15, 2025, meeting.

**Commissioner's Report:**

Commissioner Wilson informed the Planning Commission that the Board of Commissioners approved the revisions to the Small Cell Telecommunication Ordinance. In addition, he believes that revisions will be made to the ordinance that will address the liability issues that have been raised and include provisions for notices for the surrounding property owners. He briefed everyone on the current discussions pertaining to extending the lease for Flourtown County Club and the questions that have been raised concerning the chemicals used to maintain the golf course. He announced that North Hills County Club's request for a fall fireworks show has been approved. He also informed the Planning Commission of the neighborhood meeting for the development of properties within the 1000 block of Willow Grove Avenue and informed everyone that the application would be on the next agenda of the Zoning Hearing Board.

**New Business:**

**PC1:** The Planning Commission started their review of the use section and the definitions section of the Zoning Ordinance. Ms. Petruska and Mr. Penecale had prepared a list of use regulations and accessory uses for review of the Planning Commission. The Planning Commission reviewed the legislative intent and the objectives of the Zoning Ordinance. The Planning Commission elected not to review line by line the information provided, since everyone knew the drafted materials.

Mr. Penecale opened the review by asking if anyone had any questions on Page #1. There was a grammatical correction in Section 114-104. The Planning Commission elected to include the word "All" in front of residential districts in Section 114-402. D.

Page #2 the Planning Commission elected to remove the phrase “Over Statutory Time Period” at the end of Section 114-403. A.c. In Section 114-404.A Mr. Penecale discussed the difference between a Use & Occupancy Certificate and a Certificate of Occupancy. A Use & Occupancy is issued for non-residential use by the Zoning Officer, and a Certificate of Occupancy is issued by the Building Inspector when a permit has been deemed complete. Ms. Petruska noted the change.

Page #3. Mr. Penecale asked the Planning Commission to remove “except when the Planning & Zoning Director determines a use qualifies as customarily incidental and subordinate to the principal use or structure”. The Planning Commission agreed to the revision. Page #3 also included a discussion on a proposed use known as an “Accessory Dwelling Unit” these are basically detached accessory buildings that are used as in law suites. Several members of the Planning Commission believe this would be a valuable accessory use within the Township. Mr. Penecale discussed the issues surrounding this proposed use. It was decided that additional information on this proposed use is required and that the use would be added to an upcoming agenda. Page #3 also included a review of an accessory structure “shed, garage & the like”. The Planning Commission discussed a new format based on lot area, building size and reduced setbacks. It was decided that setbacks for accessory building would be reduced to 4 feet from side or rear property lines, placement within a front yard would be restricted and permitted size of the accessory building would be determined by the size of the property.

Page #4 included additional discussion on accessory building setbacks and limitations based on the permitted building coverage percentages allowed within each zoning district. Page #4 also had the Planning Commission approved language within Section 114-404. A.c.4 that provides for prior approval by the Fire Marshal for the storage of any hazardous or flammable materials within a non-residential accessory structure.

Page #5 had the Planning Commission discussing the storage of recreational vehicles. The Planning Commission elected to limit the size of recreational vehicles on residential properties to 25 feet. They also elected to include language that requires these vehicles to be parked on a “Stabilized Surface”.

Prior to close of the meeting, Mr. Penecale informed the Planning Commission of upcoming agenda items.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:38 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning