

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 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. Murray, Mr. Sands, Mr. Devine, Ms. Blankin, Mr. Harbison, Ms. Pottage and Ms. Helwig. Also in attendance were Ms. Margaux Petruska, Community Planner 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 minutes from September 16, 2025, will be resent to the Planning Commission Members for additional review.

Commissioner's Report:

Commissioner Wilson was not present at the meeting, and no report was provided by staff.

Old Business: The Planning Commission continued their review of the proposed use definitions and started with residential ground mounted solar equipment. Ms. Petruska presented the Planning Commission with a proposed definition from MCPC that will be forwarded to the EAC for their review and comment. The Planning Commission revised the restrictions on outdoor dining and have requested additional information on the stacking requirements for a drive-thru facility. The Planning Commission believes alternate requirements need to be explored for drive-thru uses that differ, such as a bank vs. restaurant.

The Planning Commission discussed automotive service vs a service station. There was a discussion on the number of parking stalls that should be required based on the number of service bays or workstations. The Planning Commission discussed a bed & breakfast use and number of days in a month the room(s) could be rented to the same individual.

The convenience store use was discussed, and the Planning Commission would like additional information on the building and lot size for a Wawa with gas pumps. There is a belief that two separate definitions are required.

The Planning Commission made minor revisions to the definition of a commercial school, clarifying the language and allowing trade schools. It was decided that an on-site dry cleaner would have a minimum lot area on 1 acre and the setback to a shared residential property line would be a minimum of 100 feet.

The Planning Commission discussed residential uses. The difference between a twin dwelling and a duplex use. There was also a discussion on the need to provide two separate use definitions for an apartment building and an apartment complex.

There was a lengthy conversation on the definition of a farmer's market and modifications were made to the definition that were acceptable to everyone. These revisions included adding the term "prepared" and removing the 50% requirement on locally grown or produced items.

New Business: The Planning Commission elected to make no formal recommendation on the proposed updates to Upper Dublin's Comprehensive Plan.

There were no residents in attendance at the meeting.

Ms. Helwig asked Mr. Penecale about any pending applications and what may be on the next agenda. Mr. Penecale stated the next agenda would have the Planning Commission continuing their review of use definitions. He also briefed the Planning Commission on the revised plan for the development of the vacant parcel of ground next to Wyndmoor Hose Company. He explained the revised plan does not include the 16 townhouse units to the rear of the site and the renovation to the fire station has been removed from the plan. The plan proposed to have a four-story building with 5,000 square feet of non-residential space on the first floor and 21 apartment units. The Zoning Hearing Board relief for the mixed-use building has already been obtained.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:42 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning