



**Springfield Township
Zoning Hearing Board
January 26, 2026
7:00 P.M.**

7:00 P.M. Call to Order:

Roll Call: **Jennifer Guckin, Chairperson, Zoning Hearing Board Member**
James Brown; Zoning Hearing Board Member
Michael G. Davey; Alternate Zoning Hearing Board Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Reorganization:

The Zoning Hearing Board Chairperson will call for nomination for Chairperson of the Zoning Hearing Board for 2026. Nominations will be closed and a vote taken. The Zoning Hearing Board Chairperson will call for nominations for a Vice-Chairperson for 2026. Nominations will be closed and a vote taken. The Zoning Hearing Board will select a Zoning Hearing Board Solicitor for 2026.

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #26-01: This is the application of **5 Star Venture 1, LP**, owner of the property located at 900/1000 E. Mermaid Lane, Wyndmoor, PA 19038, and known as Parcel #5200-1152-4007 and Parcel #5200-1152-1253. The applicant proposes to renovate the vacant warehouse to the rear of the site for use as what is labeled by the applicant as a Clubhouses. The building will be divided into a maximum of five separate spaces. The proposed Clubhouses would be used for the storage of collectable items, such as personal car collections or other valuables. The front building on the site would remain in use as an indoor pickleball facility. The applicant also seeks approval to operate the two uses with 33 on-site parking stalls. He has requested a variance from Section 114-12. C.1 (Use) and Section 114-134, (Onsite Parking). The property is zoned within the Limited Industrial District of Ward #5 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, February 23, 2026, at 7:00 P.M. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038.



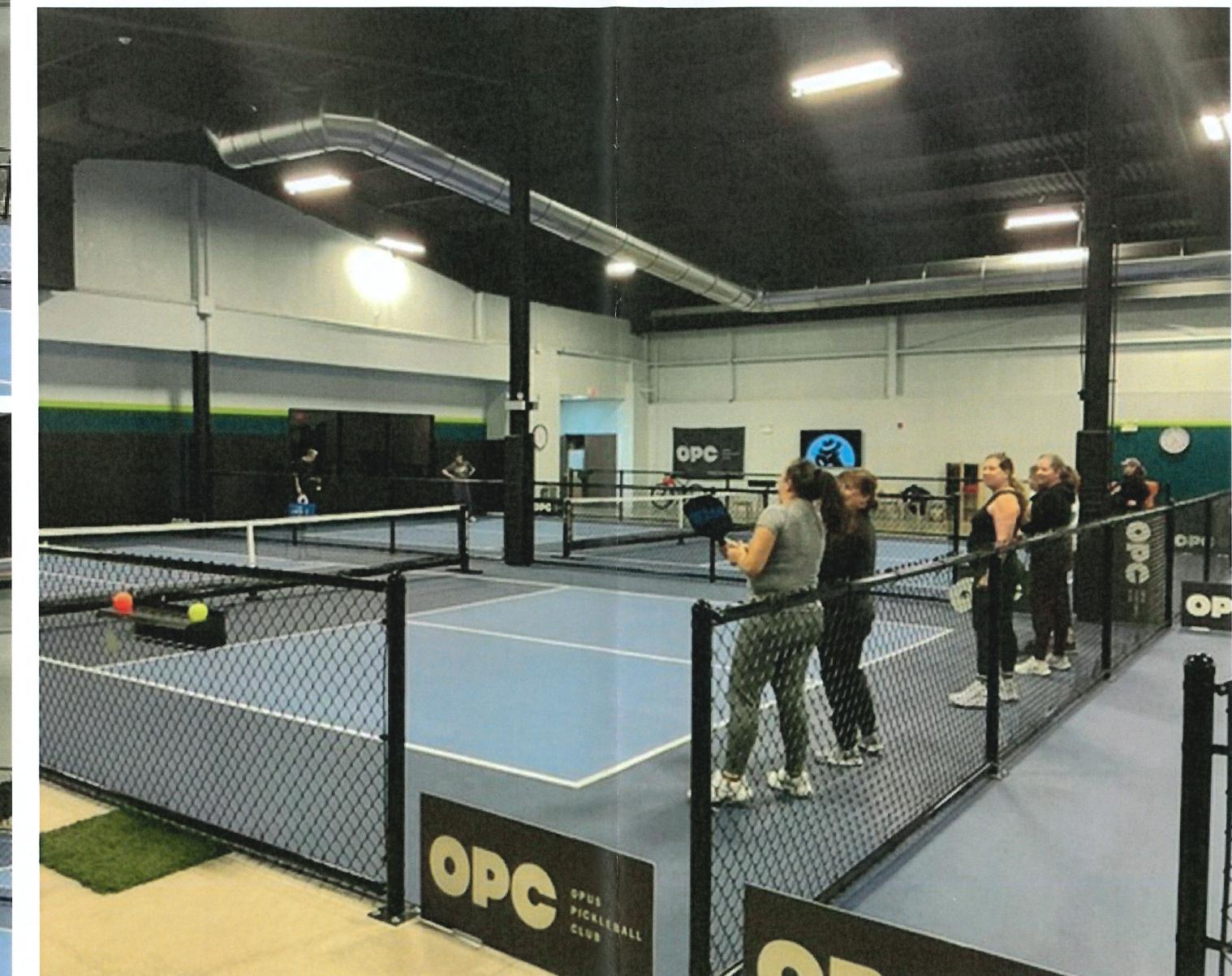
Existing
Conditions

Renovated
Pickleball
Facility





Renovated
Pickleball Facility
Interior



Proposed Personal Clubhouse
Illustrative Renderings – Proposed Exterior Renovations



Illustrative Renderings – Proposed Exterior Renovations



Proposed Personal Clubhouse
Illustrative Renderings
Example of Envisioned Use

