

**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 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.

SITE DATA

PLAN TITLE	PLAN OF EXISTING CONDITIONS
SURVEYOR	DATED 04/25/19 PROTRACT ENGINEERING, INC. 54 EAST MORELAND AVENUE, P.O. BOX 58 HOTTOR, PENNSYLVANIA, 19040 PROJECT NO. H2533
APPLICANT / OWNER OF RECORD	
NAME	5 STAR VENTURE LP
ADDRESS	7805 ARDMORE AVE WYNDMOR, PA 19038
PARCEL DATA	
ADDRESS	500 E. MERMAID LANE WYNDMOR, PA 19038 SPRINGFIELD TWP, MONTGOMERY COUNTY, PA
TAX MAP NO PARCEL ID	TAX BLOCK 31 UNIT 20 / PARCEL No. 52-00-11521-25-3 DEED BOOK 5842, PAGE No. 619 TAX BLOCK 31 UNIT 17 / PARCEL No. 52-00-11524-00-7 DEED BOOK 5842, PAGE 812
ZONING DATA	
ZONING DISTRICT	LI - LIMITED INDUSTRIAL DISTRICT
EXISTING USE	EXISTING USE: WAREHOUSE BUILDING
PROPOSED USE	PROPOSED USE: WAREHOUSE BUILDING & ASSOCIATED PARKING LOT
STATEMENT OF INTENT	
THE APPLICANT IS PROPOSING TO DEVELOP THE SUBJECT PARCEL WITH WAREHOUSE BUILDING AND ASSOCIATED SITE IMPROVEMENTS.	

BULK REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING TOTALS	PROPOSED TOTALS	EXISTING PREMISES 'A'	PROPOSED PREMISES 'A'	EXISTING PREMISES 'B'	PROPOSED PREMISES 'B'	SECTION
BUILDING REQUIREMENTS								
MINIMUM LOT AREA	(SF)	-	156,314	156,314	87,138	87,138	69,176	114-12C3
MINIMUM YARD SETBACKS	(AC)	-	3.588	3.588	2.000	2.000	1.588	
FRONT YARD	(FT)	25	N/A	N/A	114.43	114.43	80.25	114-12C5
SIDE YARD	(FT)	10	N/A	N/A	15.34	15.34	4.23(EN)	114-12C5
REAR YARD	(FT)	25	N/A	N/A	200.68	200.68	65.33	114-12C5
MAXIMUM IMPERVIOUS COVERAGE	(%)	70%	50.2%	50.0%	41.3%	34.6%	61.6%	114-12C3
MAXIMUM BUILDING HEIGHT	(SF)	-	78,547	78,231	35,961	30,125	42,586	114-12C4
PARKING REQUIREMENTS								
MINIMUM STALL SIZE		10 X 20	N/A	10X20	N/A	10 X 20	9X20 (EN)	114-134
MINIMUM AISLE WIDTH	(FT)	24	N/A	24	N/A	24	N/A	-
FRONT YARD	(FT)	10	N/A	N/A	N/A	20.55	N/A	114-134
SIDE YARD	(FT)	10	N/A	N/A	N/A	10.04	N/A	114-134
REAR YARD	(FT)	10	N/A	N/A	N/A	138.74	N/A	114-134
I (V) VARIANCE REQUIRED (EN) EXISTING NON-COMFORMANCE (W) WAIVER REQUESTED (TBD) TO BE DETERMINED (NA) NOT APPLICABLE (NS) NOT SPECIFIED								
+ IMPERVIOUS COVERAGE CALCULATIONS ARE BASED UPON FULL PARKING BUILD-OUT INCLUDING RESERVE STALLS.								

RECORD PLAN LEGEND

---	PROPERTY LINE (PIG)
---	PROPERTY LINE (ADJOINER)
---	PROPERTY LINE (ROW)
---	ROADWAY CENTERLINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	PROP. EASEMENT LINE
---	SAWCUT LIMITS
---	EXISTING IMPERVIOUS TO BE REPAVED
---	PROPOSED PAVEMENT
---	BUILDING EAVE / OVERHANG
---	OVERHEAD WIRES

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PA1CALL.org

TICKET #: Ticket Num.

PARKING REQUIREMENTS PREMISES B - BUILDING 1

CALCULATION BY USE	REQUIRED	PROPOSED
EXISTING WAREHOUSE (5144-133)(12)	42	42
1 PER 400 SF GFA		
TOTAL PARKING SUMMARY	42	42

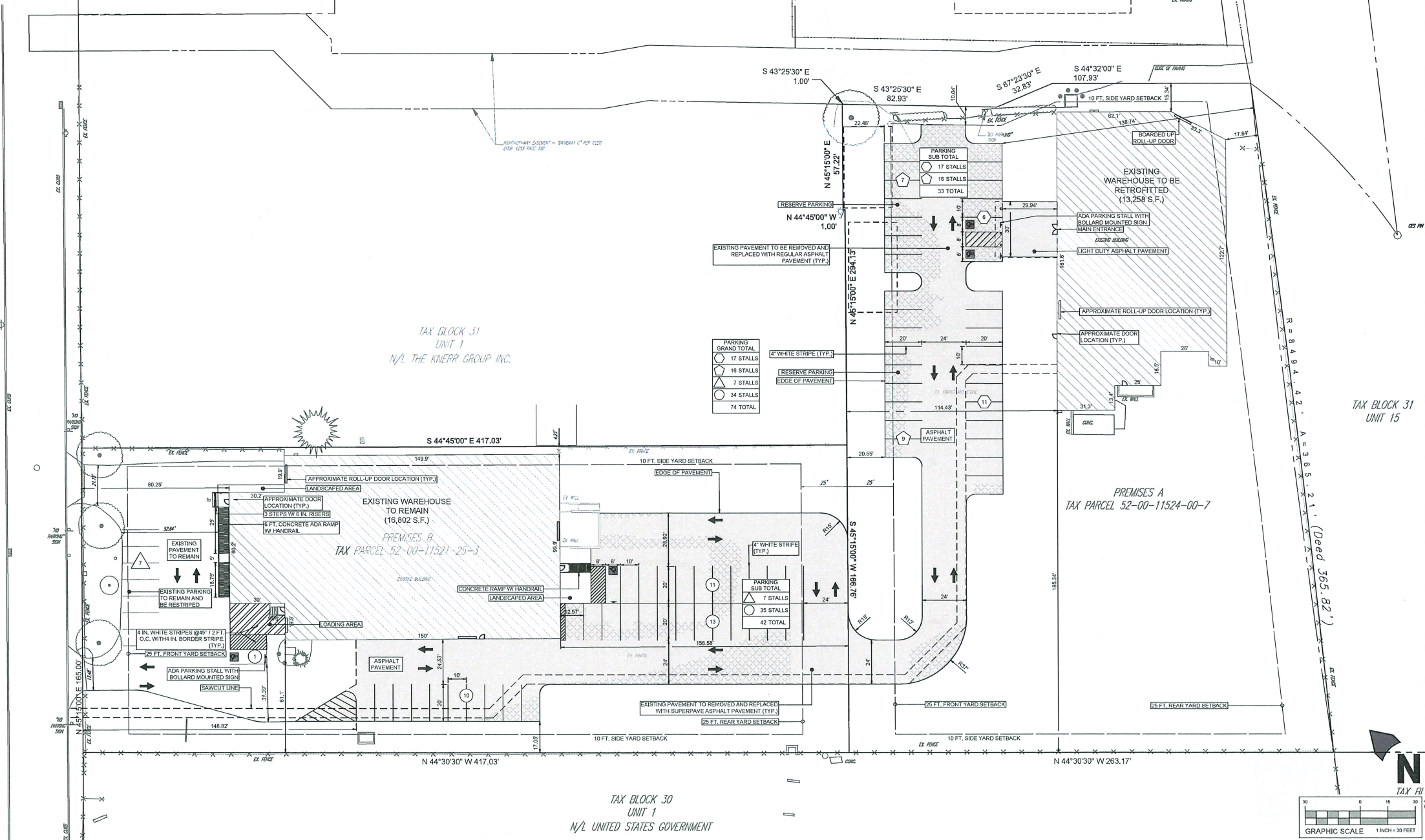
PREMISES A

CALCULATION BY USE	REQUIRED	PROPOSED
EXISTING WAREHOUSE (5144-133)(12)	33	33
1 PER 400 SF GFA		
TOTAL PARKING SUMMARY	33	33
* PER 114-134(D) APPLICANT PROPOSES 16 (48.5%) OF THE PREMISES 'A' PARKING STALLS BE HELD IN RESERVE AND NOT CONSTRUCTED UNLESS PARKING DEMAND DICTATES.		

RECORD/SITE NOTES

- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. (HEREINAFTER "THE ENGINEER") AT THE TIME OF PREPARATION. ALL ELEVATIONS SHOWN CORRELATE TO THE REFERENCED SURVEY'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND-BREAKING. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY, IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS, OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.
- ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND OSHA STANDARDS.
- THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGNOFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCEEDMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH ALL PROJECT RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS PREPARED FOR THE PROJECT, INCLUDING, BUT NOT LIMITED TO ANY PREPARED GEOLOGICAL REPORTS, ENVIRONMENTAL REPORTS, PERMIT GUIDANCE, ET AL. UPON REVIEW OF PROJECT RELATED RESOURCES, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS BETWEEN THE PLANS AND RESOURCES AND SUCH DISCREPANCY SHALL BE REVIEWED WITH ENGINEER PRIOR TO COMMENCING ANY WORK RELATED TO SUCH.
- IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. LANDCORE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS, AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS (AS LAST REVISED) AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, LATEST EDITIONS, IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER, IN WRITING, IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK. THE CONTRACTOR SHALL CONFIRM THE DESIGNATED ADA ACCESSIBLE AREAS AND ROUTES PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES IN ACCORDANCE WITH THE MOST CURRENT ADA GUIDELINES AS APPLICABLE TO THE PROJECT.
- STORMWATER MANAGEMENT FACILITIES:
 - THE PROPOSED ON-SITE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE APPLICANT, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
 - A BLANKET EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN ANY APPLICABLE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE, AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND/OR OPERATION AND MAINTENANCE AGREEMENTS.
 - THE STORMWATER MANAGEMENT FACILITIES, AS DEPICTED HEREIN, ARE PERMANENT STRUCTURES. NO PERSON OR ENTITY SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR OTHERWISE ALTER ANY STORMWATER MANAGEMENT FACILITY WHICH HAS BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, ALONG WITH THE REVIEW AND ADVICE OF THE MUNICIPAL ENGINEER AND THE COUNTY CONSERVATION DISTRICT, WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
- WATER / SEWER: THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- WETLANDS: BY APPROVAL OF THIS PLAN, THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.
- FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE 100-YR FLOODPLAIN LIMIT AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42091C0393G, EFFECTIVE DATE 03/02/2016.
- MONUMENTATION NOTE: MONUMENTS AND MARKERS SHALL BE SET AT ALL PROPERTY BOUNDARY CORNERS IN ACCORDANCE WITH SPRINGFIELD TOWNSHIP AND AS INDICATED ON THESE PLANS. SUITABLE MARKERS SHALL BE SUBSTITUTED FOR MONUMENTS TO BE SET IN PAVEMENT OR CONCRETE AREAS. DETAILS OF THE LOCATION AND TYPE OF SUCH MARKERS SHALL BE PROVIDED TO THE MUNICIPAL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- EASEMENTS: A 10 FT UTILITY EASEMENT IS PROPOSED ACROSS TAX PARCEL 52-00-11521-25-3 (PREMISES B) FOR THE BENEFIT OF TAX PARCEL 52-00-11524-00-7 (PREMISES A).

E. MERMAID LANE



NOT FOR CONSTRUCTION

D. ALEXANDER TWEEDIE
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 071873

REV	DATE	REVISION	BY

PROJECT No.	220053
FILE	RECORD
DRAWN BY	J. JACOBS
CHECKED BY	A. TWEEDIE

PROPOSED INDUSTRIAL REDEVELOPMENT 900 E. MERMAID LANE WYNDMOR, PA 19038 PROJECT SPRINGFIELD TWP, MONTGOMERY COUNTY, PA	APPLICANT: 5 STAR VENTURE LP
TITLE	RECORD PLAN

DATE 2023-02-28

RP 0

SHEET 03 OF 08 REV. No.

LANDCORE



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PO BOX 37635 #56287
PHILADELPHIA, PENNSYLVANIA 19101-0635

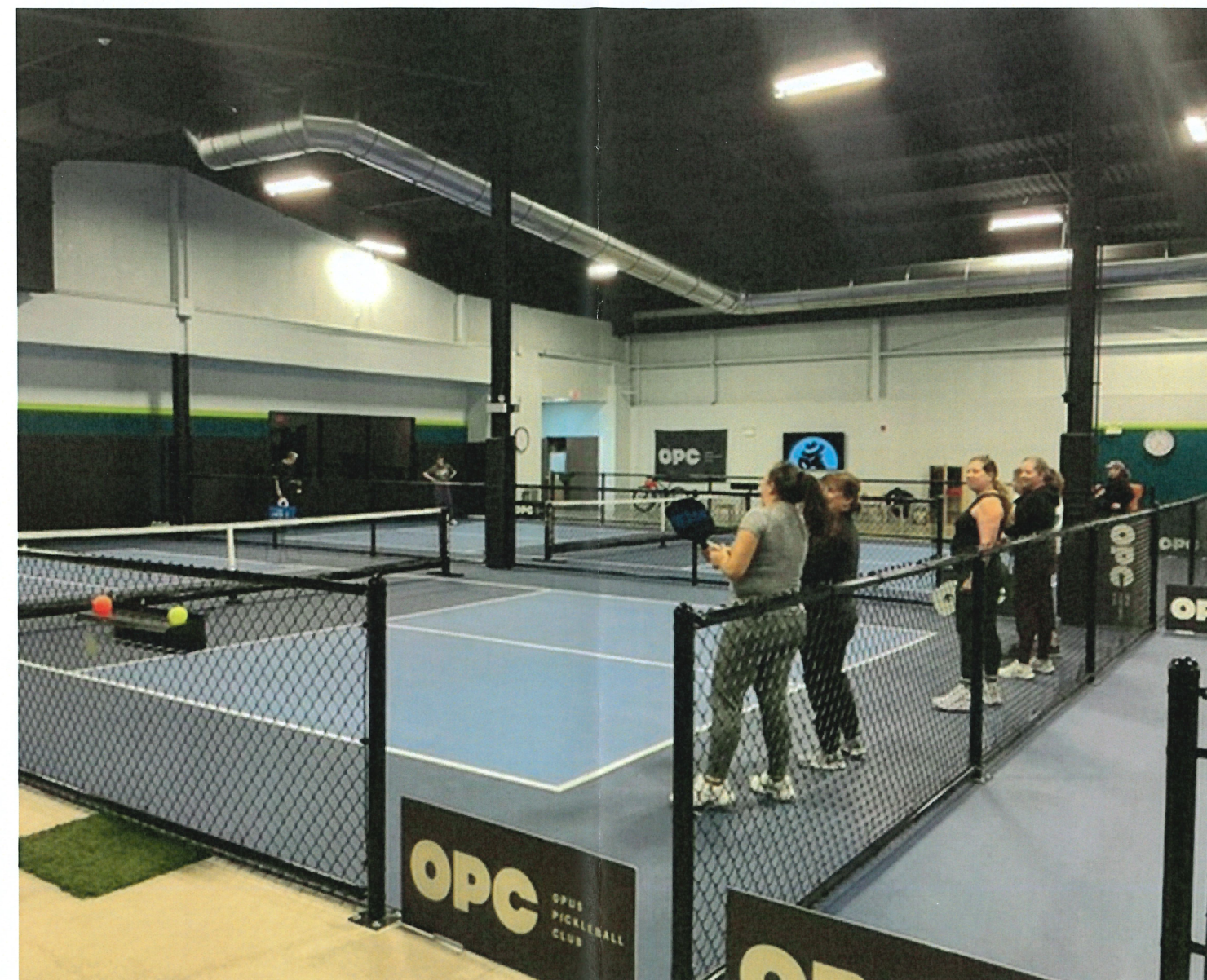


Existing
Conditions

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

