

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
March 3, 2026**

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 Mr. Devine, Mr. Mascaro, Ms. Blankin, Ms. Helwig, Ms. Murray, Mr. Sands, Mr. Harbison and Ms. Pottage. Also in attendance were Commissioner Ratsavong, Commissioner Kirk, Margaux Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:01 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes of the February 17, 2026, meeting.

The Planning Commission approved the election of Alison Pottage as Secretary.

Commissioner's Report:

Commissioner Kirk did not have a report at this time.

New Business:

PC1: The Planning Commission reviewed the request for a waiver from the requirements of a land development review and approval by LaSalle College High School. They proposed to build a single-story 1,800 square foot structure that will have restroom facilities and storage space for the Lower Bartley Sports Field. The proposed building will be located off the Cheltenham Road frontage of the site. The proposed building will be served by public water and public sewer. The property is located at 8605 Cheltenham Ave, Wyndmoor, PA 19038. The property is zoned within the Institutional District of ward #7 of Springfield Township.

Anthony J. Hibbeln P.E. from Gorski Engineering, Inc. was the engineer who applied and presented the plan.

Mike Cassidy Esq. was present to represent LaSalle College High School.

In summary, 2 port-a-potties and a storage shed will be replaced with a concrete-block, gabled-roof structure with 3 individual bathroom facilities and a storage section. It is in compliance with setbacks and well under impervious coverage constraints. An effort has been made to place the structure to minimize tree loss, although some trees will be cut down. Additional trees have been

planned for replacement by a 2:1 ratio to mitigate tree loss. Evergreens have been spaced to buffer the back of the scoreboard and planned structure. In addition, 600ft of old sewer line will be replaced.

Mr. Mascaro asked clarifying questions about stormwater on the sports field and whether it needed further attention.

Ms. Helwig asked what thought had been put to preserving the trees. The applicant stated that other locations would have involved more tree loss and increased grade issues; this location was determined to be the least impactful to the site

Mr. Hibbeln reiterated the need for the facilities for summer camp participants, 60-65 students, with minimal needs from mid-December to February due to sports schedule and weather challenges. Heaters are planned to keep the bathrooms from freezing

Sewer capacity was confirmed to be appropriate per BCSWA and Mr. Penecale confirmed.

Mr. Harbison asked about the noisy AC issue that's was brought to the Planning Commission's attention during a prior application. It was confirmed to have been resolved to the neighbors' satisfaction.

Ms. Helwig asked if there were any additional questions or statements from the Planning Commission, Montgomery County, and/or those in attendance. There were none.

Ms. Helwig made a motion to recommend that a waiver of land development be approved as long as the Stormwater and Landscaping Plan was to the satisfaction of the Township Engineer.

This recommendation to approve was unanimous, with 8 in favor, 0 in opposition, and none in recusal.

PC2: The Planning Commission continued its review of the use definitions related to the update of the Springfield Township Zoning Ordinance

C8 Hospital, Mr. Penecale was concerned about traffic patterns, but it would be handled with a traffic study

C9 Library, Museum, or community center, no change

C10 Place of worship, no change

C11 Residential Care Facility, remove traffic study

C12 Art Gallery, include class use

C13 Nursing Home

C14 Density question, can we combine nursing facility and assisted living?

C15 Utility Facility is covered under Homeland Security, Township has limited management

Mr. Penecale suggested that, for future consideration, we consider adding a 'SOB' ordinance for Sexually Oriented Businesses in the township.

It was determined that the next meeting would fall on a seasonal holiday, and the Planning Commission requested our next meeting be Tuesday, April 7th, 2026.

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

Respectfully Submitted
Alison Pottage
Secretary