

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
June 16th, 2026**

The Springfield Township Planning Commission met for its 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. Mascaro, Mr. Devine, Mr. Quill, Mr. Harbison, Ms. Helwig, Ms. Murray, Mr. Sands, and Ms. Pottage.

Also in attendance were Commissioner Ratsavong & 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 May 5th, 2026, meeting.

Commissioner's Report:

The Recreation Center redesign is ongoing, and cost savings are being considered. Deer Management meeting with thoughts of developing a 2-year plan. The Springfield Township Police Department (STPD) and the Board of Commissioners are hosting a public safety forum on Thursday, June 18, 2026, at 7:00 p.m. This quarterly meeting will be held at the Township Administration Building.

PC1: Margaux Petruska provided an update on Data Center development and regulations within Montgomery County.

- Eleven municipalities in Montgomery County currently have proposed data center ordinances.
- Upper Hanover, Upper Merion, Limerick Township, and Plymouth Township have proposed data centers in consideration.
- Data center ordinance is still being drafted by the Springfield Township Solicitor.
- Once the data center ordinance is created, there will be a public hearing, and commissioners will vote on the ordinance.

PC2: The Planning Commission will review residential use definitions and district regulations as related to the update of the Springfield Township Zoning ordinance. The intent of the presentation was to broach topics for conversation and constructive discussion.

- Ms. Petruska began her PowerPoint by re-introducing some of the key points in our Township Comprehensive Plan with respect to housing. The one key point touched on is ensuring older residents can age in place.
- Ms. Helwig elaborated with the planning commission on the struggles for seniors in our own community and the issues she learned about from the County to supply affordable housing for fixed-income residents. The County relayed that for every bed they manage, there is a waiting list of 50 applicants. Housing is no longer being subsidized by the County, Stet, or HUD. Instead, they have relied on private-sector investors to meet the need, but unless a development is large enough to guarantee a profit, those accommodations are not built. Ms. Helwig would like to see residents who are still able to live independently stay in Springfield, near town centers, where they can walk to shopping and have access to public transportation, and live in our neighborhoods.
- Margaux Petruska reviewed the AAA overlay and the intent to preserve large lots. The current mapping system was not mapping on all 10+ acre parcels, which was a concern she raised. Mark Penecale stated that parcels 10 acres and larger are covered by the AAA overlay, which applies to the entire Township. The follow-up needed is to scrutinize the overlay to determine whether it contains specific language stating that it covers the entire Township, and, if so, make corrections to the mapping system.
- It was also noted that we should revisit mobile home definitions and zoning for affordable housing for senior members of the community.
- The next topic broached by Ms. Petruska was the C&D Residential Districts and to evaluate each district to consider making them more unique to differentiate them, other than the minimum lot size and that Townhomes are permitted in D. This topic was tabled for the time and can be revisited at a later time since the goal of our Zoning re write is to reorganize the zoning first to build on a solid foundation.
- The next topic broached was Age Targeted vs Age Qualified Overlay Districts, which at this time applies to only 2 tracts in the Township. Mr. Harbison gave a thoughtful explanation of the two developments and the school district's concerns about why these zoning overlays emerged. The conversation was noted for further conversation in the future to consider the Age Qualified Overlay to be expanded to the entire township, perhaps on properties 25 acres and more.
- Context-Sensitive Infill Requirements were broached by Ms. Petruska. The intent was to discuss how we can keep the redevelopment of lots on established residential blocks in conformity with the neighborhood. This conversation brought up numerous topics, including the fact that we already have setback requirements and height restrictions inherently built into our zoning districts. The Planning Commission also discussed the enforceability of these requirements. Lastly, we discussed the nature of our existing neighborhoods and streets, some of which are already eclectic in their buildout, like Grove Ave.
- The last topics discussed were the Multiple-Use Residence District and Multi Apartment District, which is on only one parcel, Lincoln Woods. This was also tabled to discuss if it hurts or helps to expand or eliminate this zoning.

Public Comment: Judy Pattitucci, 101 E. Wissahickon Ave, Flourtown PA 19031

- When Flourtown County Club has to renew their lease, or if any changes to zoning are planned does the Township still inform local residents by mail?
- Mark Penecale confirmed this was correct.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, July 7th, 2026.

A motion was made to adjourn the meeting. The motion was seconded, and the meeting was adjourned at 8:36 P.M.

Respectfully Submitted
Alison Pottage
Secretary