

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
Sept 1st, 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

Ms. Murray, Mr. Quill, Ms. Helwig, Mr. Devine, Mr. Sands, and Ms. Pottage.

Also in attendance were Commissioner Robert Goldberg, 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 Aug 18th, 2026, meeting.

Commissioner's Report:

- No report this meeting

PC1: The Planning Commission will conduct their final review of the edits to the residential Use definitions with the goal of submitting the text to the Township Solicitor for review.

The following comments were reviewed:

- Page 4, d ii An applicant shall locate a solar energy system so that tree removal is not required to the extent practical, **does not exceed 35% of existing tree canopy**
- Page 6, f iii This shall not be defined as a community garden. **This shall be defined as an accessory use to a permitted use, but also if standalone use, and keep and put in both**
- Page 9, A-154 Home Occupation, **2 off -street parking, is this in addition to the residential requirement?**
- Page 10, A-165 Livestock, **make structures for livestock consistent with stable definition (3 acres) and hence lessen the setbacks**
- Page 11, A-2019 ii remove requirement of chainlike fencing, as already specified
- Page 12, A-210 **ADDED Residential pickleball courts, unless they are 500ft from the property line, must be enclosed**
- Page 12, A-221 ii As an accessory structure, **the edge of pool water is permitted to be no more than 10ft from any property line or any other roofed structure**
- Page 13, A-11 Sports Court definition removed
- Page 14, B-2 & B-3, comment querying final call on lot size changes for minimums
- Page 15, B-5 g, comment removing multifamily building campus and and ensure requirements are consistent

- Page 16, B-6 Multifamily Building Campus, *consider removing the use 'campus' and putting information into multifamily building that permits multiple building and add landscaper buffer requirements for a 15ft screen*
- Page 17, B-7 i *should the lot size be lowered to 3,750 to be consistent, and allows for some density beneficial for age-targeted/restricted areas as well*
- Page 19, we made changes to differentiate between C10 and C9
- Page 20, C-10 i **REMOVE requirement for frontage on PENN DOT highway**
- Page 20, C-10 iii **REMOVE lighting requirement, as addressed in Environmental section**
- Page 22, C-15, iii **REMOVE 30 night maximum due to proximity to Philadelphia**
- Page 26, C-26, ii *edited out office to shop % due to changing shopping mall culture*
- Page 26, C-26, iii *strip mall stores size consistency and offset aligned with multi family*
- Page 27, C-27, ii **REMOVED as would limit development too much**
- Page 30, D-5, made number of children consistent with various other daycare definitions
- Page 32, D-10, *consider a community service district with its own standards for the various school requirements*

Amanda Helwig submitted a copy with spelling and grammar checks highlighted, and a motion was approved to forward this to the township solicitor for comment review

PC2: The planning Commission will review the use matrix that has been prepared by the Montgomery County Planning Commission at the next meeting

PC3: The planning Commission will discuss the AAA Residential District and design standards for age targeted residential development, age qualified and multifamily and multiple use residential district

Mark Penecale discussed creating the AAA designation and developers can pick options within this designation depending on their target populace. This would avoid spot zoning and no change to the zoning map.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, September 15th, 2026.

A motion was made to adjourn the meeting. The motion was seconded, and the meeting was adjourned at 8:04 P.M.

Respectfully Submitted, Alison Pottage, Secretary