

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
January 19, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:05 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Devine, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands and Mr. Schaefer. Also in attendance were Commissioner Standish, Mr. Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the January 5, 2021 meeting were approved.

Commissioner's Report:

Commissioner Standish provided the Planning Commission with an overview of the progress made by the Historical Commission and their plan of action moving forward with a presentation to the first 28 property owners. Those dates have been scheduled for February 2, 2021 and February 16, 2021.

Old Business:

The Planning Commission reviewed the comments provided by the Township Solicitor's Office on the draft of the proposed revisions to the on-site parking requirements that were reviewed last year. This review started with the "Purpose Section" of the on-site parking requirements and included a discussion of the intent section. Language will be added to address the Planning Commission's desire to include ascetics into the design standards of a parking lot or parking field. The Planning Commission feels very strongly that this intent should be known up front and this will better aid the design professionals in the layout of their plan(s).

The Planning Commission compared text from several adjoining municipalities related to non-conforming properties, uses, layouts and the protections provided them within the Zoning Ordinance. In addition, conforming uses and layouts were also discussed. The Planning Commission selected language that best suited the goals and objectives of the Township, but maintained the protections afforded to property owners under the law.

Terms such as "Addition(s)" and "Alteration(s)" were also vetted, with the Planning Commission comparing existing text from several of our neighbors, before selecting a proposed definition for each. The next matter of discussion centered on the size of a proposed parking stalls. After reviewing the comments from the Solicitor's Office it was decided to stay with an on-site parking stall of 10 feet in width by 20 feet in length. Mr. Holly introduced language on the installation of bike racks and the need for these within our Township. After a very brief conversation, it was

decided that language requiring bike racks will be added and Mr. Holly will supply samples of this text for consideration at a follow-up meeting.

The final discussion points for the night centered on the difference between Gross Leasable Floor Space and Gross Floor Area. Mr. Penecale will provide the Planning Commission with sample definitions on each. The requirements for ADA Parking were brought up and the Commission was informed that ADA Parking requirements have a section strictly devoted to this topic within the draft. That section will be reviewed at a later date. The final item of discussion for the night was the definition of the term "Accessway" and the language that currently appears within the draft. The Planning Commission stated that the language was confusing. Mr. Holly and Mr. Penecale will provide the Planning Commission with proposed revisions to this text.

Mr. Penecale provided an overview of the upcoming Planning Commission agendas.

There was one resident in attendance and there was no public comment.

The meeting was adjourned at 8:23 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning