

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
March 2, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:09 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Mr. Gutowski, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Quill and Mr. Schaefer. Also in attendance were 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 February 16, 2021 meeting were approved.

Commissioner's Report:

Commissioner Standish was unable to attend the meeting due to a prior Township related commitment.

Continued Business:

The Planning Commission continued their review of the on-site parking standards. Picking up with a review of uses such as a manufacturing facility, self-storage facility, a school, college and commercial school. The discussion centered on how best to create a fair standard for these uses, keeping in mind the parking lot design standards and other required aspects of a commercially used site. Each term was discussed at length and compared to a list of parking standards in place in neighboring municipalities. This list was compiled by Mr. Holly & Mr. Penecale and offered Planning Commission examples. In addition the Planning Commission reviewed the concerns of the Township Solicitor.

The Planning Commission decided to break down uses such as an elementary school use, high school use and a college use that may or may not include dormitories. The term group quarters was removed from the group of uses that include boarding houses and rooming houses. Life Care Facilities were also discussed at length and the standards adjusted to include independent living, assisted living and long term care. Community/Recreational Center have been adjusted to account for not only the classroom space and gym space but other accessible areas. Playing fields are covered under the outdoor recreation use. The Planning Commission reviewed and adjusted the standards for Places of Worship. This use category was adjusted to take into consideration the multiple uses that take place on a weekly basis. The meeting closed out with a review of uses like a commercial school, private club, conference center and several residential uses. The Planning Commission will meet again on March 16, 2021.

The meeting was adjourned at 8:39 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning