

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
May 4, 2021**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:03 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Ms. Murray, Ms. Blankin, Mr. Sands, Mr. Devine, Mr. Schaefer and Mr. Quill. Also in attendance were Commissioner Baird 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 April 20, 2021 meeting were approved.

Commissioner's Report:

Commissioner Standish informed the Planning Commission that the land development application filed for the proposed expansion at Flourtown Shopping Center was removed from tonight's agenda at the request of the applicant. The Planning Commission was informed that the proposed expansion encroaches into a defined flood plain as per the current FIRM Maps.

Old Business:

The Planning Commission continued their review of the definitions section and the on-site parking standards found within the Zoning Ordinance. The Planning Commission did a complete review of the proposed changes to Section 114-134 of the Zoning Ordinance. The language was finalized on allowing parking designs to be altered to allow for environmental and/or aesthetic features. Several standards were revised to include gross leasable floor area vs. gross floor area. The Planning Commission discussed the term "Gallery" and decided to keep this term as a standalone use. The parking standards for a Personal Service Shop and Supermarket uses were also discussed. The Planning Commission discussed the terms Place of Worship vs. Place of Assembly. Reviewing several definitions and deciding that both terms would be included in the draft being forwarded to the Board of Commissioner. However, the Planning Commission has requested that the Township Solicitor review these two uses and advise the Board of Commissioners as they deem necessary. There was comment from the public on any changes to the on-site parking standards within the residential uses. The resident was informed that these standards remain unchanged from the current requirements. The Planning Commission thanked Aaron Holly for his masterful record keeping skills. Discussion on this topic was closed and a recommendation was approved unanimously to forward the proposed revisions to the Board of Commissioners for consideration.

New Business:

The Planning Commission reviewed a zoning ordinance amendment that proposes to create a 45 day limitation for the Zoning Officer to deny or issue Use & Occupancy Certificates. In addition the text amendment proposes to eliminate the 12 month limitation imposed on the approval of Zoning Hearing and Conditional Use applications under certain conditions. Those conditions include the submission of subdivision and/or land development applications, a State of Emergency declared by the Commonwealth of Pennsylvania or a pending legal appeal of the approval. The discussion centered on the need for this proposed amendment and how this proposed amendment affects the current standards on these applications. Mr. Penecale explained how the need for this proposed amendment came to light. Commissioner Standish stated that this proposed amendment has been recommended for approval by the Township Solicitor's Office. A recommendation was made to adopt the proposed text amendment without any changes. This recommendation was unanimous

The meeting was adjourned at 8:37 P.M.

The Planning Commission will meet again on May 18, 2021.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning