

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
April 5, 2022**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:09 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, Ms. Blankin, Mr. Devine, Mr. Sands, Mr. Schaefer, Mr. Gutowski, and Ms. Helwig. Also in attendance were Anne Nygard, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the March 15, 2022 meeting were approved as submitted.

Old Business:

There was no old business to discuss.

Commissioner's Report:

There was no Commissioner's Report at this meeting.

Mr. Penecale briefed the Planning Commission on applications that will be on the agenda in the coming months. He also informed the Commission that the Zoning Hearing Board approved the use and dimensional variances at 1108 & 1110 Willow Grove Avenue to allow for the development of 12 townhouse units.

New Business:

The Planning Commission reviewed Section 300 through Section 311 of the Model Subdivision & Land Development Ordinance. There were a number of grammatical corrections that were addressed. In addition the following was discussed.

Mr. Gutowski suggested that additional incentives should be available for developers that submit a sketch plan and that sketch plans provide more detail than just a rendering of the proposed layout. The discussion centered on the need to have a better understanding of what the development will look like. This would include a street view of the proposed buildings and a rendering of the proposed landscaping. Everyone seemed to be agreement.

Revisions to the time limitation have been made to Section 302.B and Section 302.C.

Mr. Schaefer continued the discussion on the requirements of the Sketch Plan submission and what developments the Planning Commission would like to review in this format. This conversation covered residential and non-residential developments. The Planning Commission stated their desire to review all non-residential developments, but left open the discussion on residential sites.

Mr. Gutowski stated that a Tree Protection Plan should be added to the list of required plans submitted with all Land Development Application. This was agreed to by all.

Ms. Helwig asked that surrounding trails be added to the list of items required to be shown on adjoining properties for any Subdivision and/or Land Development submission. This was agreed to by all.

Mr. Penecale asked that Section 307.B.5 be corrected to address those offices that are involved in the review of a Subdivision and/or Land Development submission.

Mr. Penecale asked that several of the time lines listed within Section 308 for the recording of final plans be revised to adhere to the language within the Municipalities Planning Code and not what is currently listed within the MCPC's Model SALDO. These changes will be made.

Ms. Murray brought to everyone's attention the language within Section 311.B that excludes any accessory building under 5,000 square feet from the requirements of Land Development. This has been amended and reduced to 750 square feet.

Ms. Helwig opened a discussion on the need to review the Spring Mill Multi-Modal & Land Use Study forwarded to us by Whitemarsh Township. Due to the location of this proposal and its impact on Springfield Township, the Planning Commission elected not to provide comments and/or a recommendation. This was done by a vote of 7 – 0.

A motion was made to adjourn for the evening. This motion was seconded and all were in favor.

The meeting was adjourned at 8:58 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning