

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
January 17, 2023**

The Springfield Township Planning Commission met for their 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. Sands, Mr. Devine, Mr. Schaefer, Mr. Mascaro 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 from the January 3, 2023 meeting were approved.

**Commissioner's Report:**

Commissioner Standish was not present at the meeting, however by way of email, he informed the Planning Commission of the creation of the Recreation Center Advisory Committee and that their first meeting would be held on Thursday, February 2, 2023, with a 6:00 P.M. start time. The meeting will be held at the Rec Center, located at 1200 Willow Grove Avenue, Wyndmoor, PA.

**New Business:**

**PC1:** The Planning Commission reviewed Sections 417 through 421 of Montgomery County's Model Subdivision and Land Development Ordinances and the comparison information provided by Ms. Nygard. These sections of the model SALDO addressed street classifications, right-of-way widths, public improvements and street design standards.

The Planning Commission discussed at length right-of-way widths for residential streets and impact increasing the right-of-way to 80 feet in width would have on properties zoned in the residential districts. It was decided to leave the right-of-way at 50 feet in width and remove the suggested ultimate right-of-way widths from the draft.

The Planning Commission discussed the need to adjust higher volume streets such as Church Road and Haws Lane to allow for safety improvements to be installed along these roadways. The Planning Commission recognized that a roadway such as two the listed above are predominantly residential in use, but the traffic volumes on these roadways require greater safety measures.

A discussion on the Ridge Pike Improvement Project was brought up and Ms. Nygard informed the Commission that the project is still involved in the relocation of utilities.

A question was raised on the timing of the improvements within the 500 and 600 blocks of Bethlehem Pike. Mr. Penecale's response is that he has seen a PA One Call last week for the utility markings for this project.

The Planning Commission discussed dead end streets, single access streets and cul-de-sac streets. The Commission discussed the proposed limit on the length of these type of streets and what would be an appropriate turn around for these type of streets. The issue of emergency equipment access and everyday use, such as trash trucks were discussed. It was decided to refer this section of the model SALDO to STEM's Committee for this review and recommendation.

The Planning Commission will have the Township Engineer review the street construction standards and intersection design standards and they will adhere to his recommendation.

The Planning Commission asked if we have every received any feedback from the Board of Commissioners on the proposed revisions to the On-Site Parking requirements that were forwarded to them in July of 2021.

Mr. Penecale responded that he has not and committed to follow up with the Township Manager.

Ms. Helwig reminded the Planning Commission of their upcoming schedule and Mr. Penecale provided a brief overview of what the agendas for the month of February and March will include.

The recommendation was made to adjourn the meeting, the motion was seconded and a vote was taken. The recommendation was unanimous, with a vote of 6 – 0.

The meeting was adjourned at 8:28 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning