

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
December 6, 2022**

The Springfield Township Planning Commission met for their regularly scheduled meeting at 7:05 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. Devine, Mr. Schaefer, Mr. Quill, Mr. Harbison and Mr. Mascaro. 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 November 15, 2022 meeting were approved.

Commissioner's Report:

There was no report provided.

New Business:

PC1: The Planning Commission reviewed Section 417 of Montgomery County's Model Subdivision & Land Development Ordinance. In addition to the Model SALDO, the Planning Commission was provided existing language from the Subdivision & Land Development Ordinance currently in use in Cheltenham, Whitmarsh and Lower Merion Township's. This was shared by way of a Power Point Presentation prepared by Ms. Nygard.

Ms. Nygard opened the meeting with an overview of Section 417 pertaining to Street Improvements and Right-of-Way Widths. She discussed the Model's proposed improvements with expanded sidewalk widths, bike lanes, increased shoulder widths, verges and other public improvements within the right-of-way. Anne explained the different types of roadways within the Township and how they are characterized.

A discussion followed pertaining for the need for all of these improvements verses what is desired and what would fit within our current right of ways. The discussion also included the differences between the right-of-way and the ultimate right-of-way.

Mr. Mascaro made the point that if the requirements are spelled out in clear language within the ordinance, it provides the Board of Commissioners the option to review each application and grant a waiver if desired.

The Commission discussed their desire to include additional provisions to the updated text for expanded sidewalks, street verges, streetscaping, defined bike lanes and increased shoulder widths. Ms. Nygard committed to make the selected revisions to the text.

Several questions were asked concerning the number of accidents involving vehicles and bicycles within the cartways and the number of cyclist that use public streets. Mr. Penecale was unable to answer those questions.

Mr. Devine asked that same language used within 417.C.2 be included throughout the Section to ensure consistence within the text. The Planning Commission was in agreement with these revisions. Ms. Nygard committed to revise the text.

The Planning Commission had concerns about the term Non-Residential Street and requested that a definition be provided.

The Planning Commission thanks Ms. Nygard for the presentation and the meeting was called to a close.

The next scheduled meeting of the Planning Commission will be held on Tuesday, January 3, 2023.

The meeting was adjourned at 8:05 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning