

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
March 18, 2025**

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. Helwig, Mr. Mascaro, Mr. Sands, Ms. Murray, Mr. Devine, Ms. Blankin, Mr. Quill, Mr. Harbison and Ms. Pottage. Also in attendance were Commissioner Peter Wilson, Marguax Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:00 p.m.

**Approval of the Minutes:**

The Planning Commission approved the minutes from the March 4, 2025, meeting.

**Commissioner's Report:**

Commissioner Wilson informed the Planning Commission that the application for the rezoning 1301 Willow Grove Avenue was withdrawn by the applicant. In addition, he informed everyone that at the Board of Commissioner's issued commendations to several members of the Springfield Township Police Department for their outstanding work. He announced that the Board of Commissioners had appointed Alison Pottage to the Planning Commission, the contract for the management of Flourtown Country Club was extended for an additional three years and the planning of the new recreation center has moved to Phase Two. He provided a brief description of that process.

**New Business:**

**PC1:** The Planning Commission reviewed a draft of parking lot lighting standards with the hope of including it within the design standards of the updated Subdivision & Land Development Ordinance. Mr. Harbison suggested a revision to language within #2 "photometric plan" be removed and Mr. Penecale added "Lighting & Illumination Plan". The height of the light standards was discussed, and it was decided that light standards as low as 18 feet could be used on the smaller sites. There was a discussion concerning #6 and the color of the light and additional protections on the light source. "In addition, all lighting fixtures must be completely enclosed, and the light source must be white lighting only" was added to the text. It was decided that the requirement to turn off signage once a business was closed would be deleted and the property owner would be required to remove the signage of a closed business within 60 days of the last day of business. These revisions will be reviewed at the next scheduled Planning Commission Meeting.

**PC2:** The Planning Commission discussed the installation EV Charging Stations as a required improvement of a Land Development Application. Two members of the Environmental Advisory Commission and Joseph Fay, a Planning Commission Member in Whitpain Township, took part in the discussion. Ms. Helwig thanked the Environmental Advisory Commission for the memo they prepared concerning EV Charging Stations. Margaux Petruska from Montgomery County Planning Commission was available to present the MCPC's Model Ordinance on EV Charging Stations. The Planning Commission discussed the need for charging stations within commercial and non-commercial developments, and the every changing technology for these vehicles. Mr. Fay voiced his belief that the installation of charging stations will be "market driven" and based on the type of development being proposed. The Planning Commission discussed the EAC's belief that by 2030, 50% of all vehicles on the road will be electrical charged. Montgomery County Planning Commission's estimates on the percentage of electrically charged vehicles was much lower. The Planning Commission decided that a requirement for the installation of EV Charging Stations was not warranted at this time. However, they left open the possibility of further discussion.

**PC3:** Ms. Petruska presented the Planning Commission with Montgomery County Planning Commission's definition of manufactured homes & mobile homes. Mr. Penecale provided the Planning Commission with the definition from the Building Code. Both definitions were very similar. After a brief conversation on the topic, the Planning Commission elected to use the definition from the Building Code. This was done to ensure consistency within the codes.

Ms. Petruska reviewed the draft she prepared on the historic resource requirements to be included within the revised SALDO. Mr. Devine had several small revisions to the text. Those revisions were discussed and the edits approved.

The Planning Commission reviewed the list of outstanding issues contained with Ms. Petruska's memo dated February 27, 2025. The outstanding issues were discussed and the edits made as approved by the Planning Commission.

**PC4:** The Planning Commission reviewed Chapter 65 of the Springfield Township Code Book. This Chapter outlines how the Planning Commission is formed, the length of terms and the responsibilities of the Planning Commission. The Planning Commission recommended that a letter be sent to the Township Manager outlining the recommended changes. Those changes involved the changing the term "Chairman" to "Chairperson" and "Vice Chairman" to "Vice Chairperson". In addition, a change was recommended to those eligible to serve on the Planning Commission. The Planning Commission recommended adding "or property owners" to Section 65-4 of the Code Book. The Planning Commission reviewed the Bylaws, last reviewed in 2006. Again, the recommendation was made to replace the term "Chairman" with "Chairperson" and "Vice Chairman" to "Vice Chairperson". Section 4.a "Secretary was revised to include the "or as appointed by the Chairperson". The Planning Commission recommended that Section 3.a be revised to include "or property owners" for those eligible to serve on the Planning Commission. The Planning Commission also elected to revise Section 4.c to change the month for nominations and elections to January of each year.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:53 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning