

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
April 1, 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. Quill and Ms. Pottage. Also in attendance were Commissioner James Lee, Margaux Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:05 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes from the March 18, 2025, meeting, with one additional correction made to the Commissioner's Report.

Commissioner's Report:

Commissioner Lee informed the Planning Commission that the Board of Commissioners has increased the number of homes involved in "No Mow May" to 150 properties. In addition, he shared that a new garden of approximately 250 square feet will be added at Veteran's Park.

Old Business:

PC1: The Planning Commission reviewed the change to the parking lot lighting standards. Several additional revisions were approved. The Planning Commission elected to include the word "Exterior" to the title section of the draft. In Section 6, the word enclosed will be replaced with the word recessed. The last sentence of Section 8 will have the phrase "and/or tenant" removed. In addition, this sentence will only apply to single use business signs. Mr. Penecale will revise this sentence.

PC2: The Planning Commission discussed the updated design standards known as Section 95-419 presented by Ms. Petruska. Revisions were made to Section H.A, as #4 was removed. Section H.C.1.c.4 was removed. Section H.C.2.a was discussed and it was decided to remove this requirement. The phrase "as amended in the future" will be added in all locations that name currently adopted standards. Section D.3 will have "Township Electrical Inspector added in place of the Township Engineer. Section D.4 will be removed. Section G.2 will replace Fire Code Official with Fire Marshal. Mr. Penecale suggested that this section be added to the design standards with the proposed SALDO.

PC3: Ms. Petruska presented the Planning Commission with Montgomery County Planning Commission's revisions to the parking lot landscaping standards. The opening of this draft does not include section numbers at this time, but the revisions are as follows. The Definition's Section will have #7 removed. Ms. Petruska made note that the tree canopy calculation is a projection at 15 years of age. Section 95-435 will have item C revised to the inspection schedule of the Township Engineer. Several revised plans were present to provide the Planning Commission with an example of tree canopy coverage vs standard landscaping based on the caliper inch of the trees to be installed.

PC4: The Planning Commission discussed the letter dated March 19, 2025, sent to Mr. Taylor detailed the requested changes to Chapter 65 of the Springfield Township Code Book. In addition, the revisions made by the Planning Commission Bylaws were reviewed and approved. Mr. Penecale was instructed to forward the revised Bylaws to Mr. Taylor for consideration by the Board of Commissioners.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:10 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning