

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
June 3, 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. Sands, Ms. Murray, Mr. Harbison and Ms. Pottage. Also in attendance were Commissioner Peter Wilson, Margaux Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:01 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes from the April 1, 2025, meeting.

Commissioner's Report:

Commissioner Wilson had no report at this time due to the Commissioner's meeting being held next week. He informed the Planning Commission that he would bring them up to date at the June 17th meeting.

Old Business:

PC1: The Planning Commission reviewed several outstanding issues with the draft of the revised SALDO. Ms. Petruska informed the Planning Commission that the Township Engineer had forwarded the updated design standards, and she has included them with the last round of revisions. She let everyone know the one outstanding issue remains concerning natural resources. Mr. Penecale will follow up with the Township Engineer.

Mr. Sands identified several inconsistencies and typographical errors in the draft. Those items were addressed and the corrections and/or notations made.

Ms. Pottage brought to light the downside of using plastic mesh reinforced ground stabilization blankets for projects within the Township. She pointed out that there are natural products available and commonly used that will not have a negative impact on the environment. Ms. Petruska presented the Planning Commission with language that can be included in the SALDO that would require natural ground stabilization materials and prohibit the use of non-biodegradable materials. The Planning Commission made a note to include this requirement with the Zoning Ordinance. Mr. Penecale will discuss having this added to the Stormwater Management Ordinance with the Township Engineer.

The Planning Commission discussed the Township Engineer's suggestion to increase the width of the planting islands within parking lots from 5 feet to 10 feet in width. He also suggested that planting islands not be required for each row of parking. The Planning Commission discussed the effect this change would have on landscaping within the parking lot and the canopy coverage that provides shade for the parking lot. The Planning Commission elected to make this change to the draft.

PC2: The Planning Commission approved two changes to their Bylaws. Appointments to the Planning Commission are limited to residents only. The sentence that included or property owners will be revised to exclude property owners from appointment. The second change was the removal of the sentence that allowed the Planning Commission to appoint or elect staff to fill any role on the Planning Commission with the exception of Staff Liaison.

New Business:

PC3: Ms. Petruska provided the Planning Commission with a brief overview of what her office can provide the Township as the Planning Commission moves forward with revising the Zoning Ordinance. She presented a power point presentation of what should be included in the revised Zoning Ordinance.

Mr. Penecale shared a power point presentation he had prepared on a proposed layout for the Zoning Ordinance. He included examples of use charts, dimensional graphs that covered setbacks, building coverage limitations, building height, and suggested the Planning Commission consider adding an impervious coverage limitation to each zoning district. He provided the Planning Commission with examples of uses they can consider adding. His example was an office use, and breaking down that use to include professional office space, medical office space and a medical clinic use. He discussed the varied parking requirements for those different types of office uses. He discussed the possibility of adding new zoning districts, such as a Community Service District that would cover school, religious uses, day cares and community centers. A Recreational/Conservation District that would cover our parks, golf courses and open space area.

The Planning Commission discussed the next step to move this new project forward. Mr. Penecale suggested they start with the A through D residential districts. He committed to have samples of what these charts, and use listings could look like for the Planning Commission to review at their meeting in July.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:17 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning