

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
September 2, 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. Devine, Ms. Murray, Mr. Quill, 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 of the August 19, 2025, meeting.

**Commissioner's Report:**

Commissioner Wilson informed the Planning Commission that the Zoning Hearing Board approved the special exception to allow for the construction of a four-story mixed-use building in the 1000 block of Willow Grove Avenue. The building will have a footprint of 10,000 square feet. 5,000 square feet of the first floor will be used as office/commercial, and the balance of the structure will contain 21 residential units. The development will require land development review and approval, the Planning Commission will be tasked with that review.

**New Business:**

**PC1:** The Planning Commission continued their review of the use section and the definitions section of the Zoning Ordinance. Ms. Petruska and Mr. Penecale had prepared a list of use regulations and accessory uses for review of the Planning Commission. The Planning Commission Picked up their review on Page 4 with recreational vehicles.

Page 5, Section 114-404. A. Accessory Uses, (f) Antenna Systems was revised to include Ordinance #981 to the text referring to telecommunication equipment. Ordinance #981 is a standalone ordinance recently adopted by the Board of Commissioners. Two other grammatical corrections were made to Page #5.

Page #6 Section 114-404. A. Accessory Uses, (h) was revised to allow for one non-occupant of the home to be employed by the Home Occupation. This change was made after discussion of the need for a home office receptionist or an assistant. The Home Occupation section was also revised to require 2 additional on-site parking stalls instead of 4.

Page #7 Section 114-404. A Accessory Uses, (i) Outdoor Storage was discussed, and the Planning Commission would like additional information on the proposed 15-foot setback from a side or rear property line. Ms. Petruska will review neighboring municipalities and provide the Planning Commission with examples of what those municipalities require.

Page #8 Section 114-404. A Accessory Uses, (j) Swimming Pools was discussed the Planning Commission was in favor of a 10-foot setback from the edge of the pool water to any roofed structure. This was added to prevent children from jumping from a shed or garage roof into a pool. The Planning Commission also revised the requirement that an accessory building be a certain distance from a side or rear property line. That distance was adjusted from 10 feet to 4 feet.

Page #8 Section 114-404 A. Accessory Uses, (K) Play Courts had a grammatical correction to remove (in a) and replace it with (of) pervious materials.

Page #9 Section 114-404. A. Accessory Uses, (m) Chickens/Fowl/Poultry were discussed and the Planning Commission would like additional information on how other municipalities address this use. The discussion included setbacks, waste, number of chickens, lot sizes, roosters and the definitions for terms like free-range, shelters, pens and enclosures.

The Planning Commission would like the sections on roof mounted solar and ground mounted solar to be listed in numerical order so that the texts be user friendly. It was also requested that these two sections be reviewed by the Environmental Advisory Commission. Mr. Penecale will send that request.

Page #10 Section 114-404. A Accessory Uses, (q) Livestock was discussed. The Planning Commission discussed lot area requirement vs. number of livestock. The Planning Commission discussed merging these requirements with farming and agricultural uses. This section will be revisited at a later date. Page #10 also included a review of the proposed requirements for Outdoor Dining and the storage of furniture, tables, chairs and the like. The Planning Commission removed the requirement for tables and chairs to be stored indoors when not in use.

Ms. Judith Pattitucci, a resident at 101 E. Wissahickon Avenue, Flourtown, was present and voiced her concerns on parking issues on her street and in her neighborhood, impervious coverage issues with the Township, Flourtown Country Club, the management of the Club, children using private property to access the playing fields at Bysher Park and chemicals being used by the County Clubs within the Township. Mr. Penecale suggested she contact SGT. Hart of the Springfield Police Department to discuss her concern over street parking and parking issues within her neighborhood.

Mr. Penecale reminded everyone that there is a meeting scheduled for Tuesday, September 16, 2025. That meeting will include a presentation by Aqua on new filtration systems they will be installing at the Flourtown and Oreland Well Stations.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:41 P.M.

Respectfully Submitted  
Mark A. Penecale  
Director of Planning & Zoning