

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
October 21, 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 Mr. Mascaro, Mr. Devine, Ms. Murray, Mr. Sands, Ms. Blankin, and Ms. Pottage. Also in attendance were 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 September 16, 2025, and October 7, 2025, meeting.

Commissioner's Report:

A Commissioner's Report was not available as Commissioner Wilson was excused from the meeting.

Continued Business:

PC1: The Planning Commission continued their review of the use definitions as part of the review of the zoning ordinance. They started the night with brief conversation on service stations vs. what has been referred to a "Super Station" or Wawa's model build. Mr. Penecale and Ms. Petruska provided several ordinances on "Motor Vehicle Fueling Stations with Convenience Stores" from surrounding municipalities for the Planning Commission's review. The Planning Commission will discuss these examples at a later date. The Planning Commission expressed their concern with minimum lot area requirements and a maximum footprint for these uses.

The Planning Commission discussed non-residential accessory structures and decided that a standard setback of 10 feet from rear or side property lines should be added to this definition. In addition, it was decided that commercial trash enclosures would be addressed as a separate use.

Drive-thru window service was discussed and the Planning Commission decided that banks, food service, drug stores and other drive-thru facilities would have separate vehicle stacking requirements based on use. This would be defined within the on-site parking section of the ordinance.

Leasing time limits were reviewed as they apply to a Bed & Breakfast and/or a Boarding House. The Planning Commission elected to limit the rental of a room to no more than 14 days within a 30-day period for the same client.

The Planning Commission discussed dry cleaning uses, both on site and drop-off only facilities. The Planning Commission was in favor of adding a 100-foot minimum separation distance for an on-site cleaning facility to a residential use.

Agricultural Uses were reviewed by the Planning Commission, and the discussion included the placement of outdoor kennels, animal runs and fenced areas for livestock. The concern was with both smells and noise when located near a residential use. The Planning Commission also discussed the boarding of animals, sales and the keeping of wild animals. The Planning Commission was informed that Springfield Township has a separate ordinance pertaining to the keeping of wild animals and the requirements for permits. This is Chapter 5 of the Springfield Township Code Book.

PC2: Mr. Penecale reminded everyone that the Planning Commission Meeting scheduled for Tuesday, November 4, 2025, has been cancelled. The Township Administration Building will be in use as a polling location. The next meeting will be held on Tuesday, November 18, 2025.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:32 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning