

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
November 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. Devine, Ms. Murray, Mr. Sands, Ms. Blankin, Ms. Pottage, Mr. Quill and Mr. Harbison. 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 7:07 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes of October 21, 2025, meeting.

Commissioner's Report:

Commissioner Wilson informed the Planning Commission that the Board of Commissioners are considering the approval of the 2026 budget that would include an increase. The average property tax would increase by \$72.00 per year. The Board of Commissioners have entered into an agreement with Boyd Construction Services for pre-construction services and to work with the architect on the new Recreation Center. The Township's Annual Holiday Party will be held on Tuesday, December 16, 2025, at Flourtown County Club. The Commissioners are concerned with number and placement of Group Homes within the Township and have discussed how they should be addressed.

Continued Business:

PC1: Margaux Petruska presented a power point presentation on the housing stock within Springfield Township to include median home costs, average rental costs, median incomes for both single occupant, and households within the Township. The numbers were based on 2023 census figures. The presentation included information compiled by Montgomery County on what they consider the benefits of "ADU's" Accessory Dwelling Units. The presentation states that a property that has an ADU will have increased value and become more desirable when offered for resale. She stated that these units increase affordable housing and increase the available housing stock throughout the Township. The presentation offered examples of development requirements that have been adopted by several municipalities within Montgomery County. Development regulations range from attached to detached structures to allow for both. There are different setback and height requirements, limitations on the size or number of bedrooms permitted within an ADU. There were examples of different occupancy limitations and one municipality that required a yearly inspection and deed restrictive language to be recorded.

All of this was discussed, and many questions were raised about what would be acceptable within Springfield Township. A discussion centered on what the goal of adding this type of use should be within the Township. Should it be a smaller addition to allow for a family member only or expanded to allow for rental to non-family members. Setbacks, coverage, attached structures only, detached structures, building height and parking were also discussed as to the impact they could have on the existing neighborhoods.

The Planning Commission believes that it would be a great benefit if the Board of Commissioners were to offer an opinion on what may be acceptable. Mr. Penecale offered to prepare a memo to be sent to Mr. Taylor requesting an opinion from the Board of Commissioners. That memo will be forwarded to all the Planning Commission Members for review, prior to being forwarded to the Township Manager.

The Planning Commission discussed the need to maintain setback and coverage percentages of our existing zoning district. This would be done to reduce creating non-conformities. The Commission discussed the addition of adding impervious coverage limitation within those zoning districts that currently do not have one. The possibility of adding new requirement for lot layout standards for corner properties and through-lots were discussed. Mr. Penecale offered several suggestions that can be considered moving forward.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 9.07 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning