

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

July 7, 2026

The Springfield Township Planning Commission met for its 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. Quill, Ms. Helwig, Ms. Murray, Mr. Sands, and Ms. Pottage.

Also in attendance were Commissioner Ratsavong, 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 June 16, 2026, meeting.

PC1: Margaux Petruska will review for the Planning Commission the lot size within residential zoning districts provided by the Montgomery County Planning Commission

- AA Residential: 65.7% of the lots are 0.5-1 acres, average lot size is 1.89 acres
- 2<sup>nd</sup> largest % is 17.3%, with lots between 1-5 acres
- 148/568 lots appear to be below the required minimum lot size
  
- A Residential, B Residential, C Residential, D Residential, AAA Overlay, B-1 Business District, B-2 Business District, Industrial District, and Limited Industrial zones are summarized in the data Request report
  
- Discussed AA zone analysis with 80% conforming to size and 20% non-conforming
  
- Mark Penecale noted that development in the last 20-30 years has tweaked the average lot size

PC2: The Planning Commission will review residential use definitions and district regulations as related to the update of the Springfield Township Zoning Ordinance

- Ms. Helwig noted that the residential uses were reviewed at this time, and an updated, revised draft will be presented later.
- Educational Institutes are buildings licensed by the Department of State Education, and a minimum lot is required for use.

PC3: The Planning Commission will continue its review of the definitions and regulations pertaining to life care facilities, assisted living facilities, nursing homes, and retirement communities

- D12 Age Restricted Independent Living, CHANGED 15-20 du per acre to 15 max
- D15 Assisted Living Facility, including those with a kitchenette, changed to 20 units max, also that residential quarters for staff require zoning board approval by way of a special exception
- D14 Nursing Home, CHANGED
  - o (a) The minimum lot area in all districts shall be three acres
  - o (b) The maximum residential density permitted shall be 20 beds per acre
- Continuing Care Retirement Community, master-planned senior campus, defined as a planned residential development designed primarily for older adults that includes a combination of independent living units, assisted living, and skilled nursing facilities on a single site, no larger than 3 acres

**PC4:** The Planning Commission has been provided a copy of House Bill #2186, pertaining to accessory dwelling units and regulations within the Commonwealth of Pennsylvania. This is a discussion only.

- Passed by the House but not the Senate.
- It is concerning that accessory units will be allowed with no township control, management or input regarding current codes and zoning expectations.
- Significant concern for sewage, water, and school use needs with unregulated accessory dwellings.

**Public Comment:** Judy Pattitucci, 101 E. Wissahickon Ave, Flourtown, PA 19031

- Is 15 units per acre a normal volume for a nursing assistant? Just asking and bringing it to the Planning Commission's attention.

#### **Commissioner's Report:**

- Housing Bill No. 2186 was discussed, and some concerns were brought to the Township's attention regarding regulation and zoning, which this bill would override in its current state
- Natural Land open space tax referendum presented, timelines to be planned around election cycles, and community engagement for trail system development
- A request for a variance for a 6ft fence along Ardmore Avenue and Willow Grove Avenue
- Wyndmoor Fire Company requested a variance for its property on Willow Grove Ave.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, July 21st, 2026.

A motion was made to adjourn the meeting. The motion was seconded, and the meeting was adjourned at 8:25 P.M.

Respectfully Submitted,

Alison Pottage, Secretary