

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
July 21, 2026**

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. Sands, Ms. Blankin, and Mr. Quill. Also in attendance were Commissioner Susanna Ratsavong, Commissioner Thadeus Kirk, Margaux Petruska from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

The meeting was called to order at 7:03 p.m.

Approval of the Minutes:

The Planning Commission approved the minutes of the June 7, 2026, meeting.

Commissioner's Report:

Commissioner Ratsvong did not have a report at this time.

New Business:

PC1: Michael Taylor, Springfield Township's Manager presented the Planning Commission an overview of the community center project proposed to be constructed at 1200 E. Willow Grove Avenue, Wyndmoor, Pa 19038. Mr. Taylor informed everyone that the project dates back to 2022. An advisory committee was formed to review the existing buildings for reuse. Over time it became clear that the existing buildings would not fit the needs of the Township. In addition, the cost to maintain the existing buildings continues to increase. The roof, mechanical systems, parking lot and outdated electrical systems all need to be addressed. Other issues such as the lack of onsite parking, the layout of the existing buildings, onsite stormwater management and connectivity to Laural Beech Park became focus points.

The decision was made to demolish the three existing buildings on the site and develop one structure that would better serve the needs of the community. Mr. Taylor stated that after more than a year of planning and meetings the proposed new building would house a full-size gym, two multipurpose rooms, office space, a lobby area, outdoor group space and restrooms both within the building and one that allows access from the outside. All new utilities will be installed. The parking lot would allow for 77 onsite parking stalls and better circulation on the site. Impervious coverage would be reduced, and two separate on-site stormwater management systems would be installed. The new building will be fully sprinklered, and ADA accessible. New parking site lighting would be installed as well as landscaping throughout the site.

Mr. Taylor explained that the projected repair cost for the existing building would be 5.8 million dollars and the projected cost of the new building and site improvements stand at 8.8 million dollars. He briefly reviewed the grant program process and what is expected in the funding of this project.

Mr. Timothy Woodrow, P.E., Springfield Township's Engineer, discussed the stormwater management controls proposed to be installed. The stormwater management systems will be designed to detain the stormwater onsite and ensure water quality for stormwater that is discharged offsite. He informed everyone that the proposed new lighting would operate in conjunction with the park. He discussed the proposed outdoor space and the connective trail that is planned. He reviewed the proposed landscaping to be installed and discussed the existing trees to remain. In addition to the improvements already listed, the proposed new community center will be solar ready, have EV charging stations within the parking lot, and have an emergency generator. He informed the Planning Commission that Emergency Management has already reviewed the plan and that the driveway out to Pleasant Avenue will be gated and used for emergency access only.

Mr. Quill asked what the cost of the stormwater management systems would be. Mr. Woodrow stated that it is budgeted at \$150,000.00.

Ms. Helwig asked about landscaping within the parking lot. Mr. Woodrow identified the locations within the parking lot and those areas that boarder the parking lot that will have trees planted.

Mr. Ryan Kennedy, RA.: The project architect, discussed the layout of the building. He informed every one of the wall finishes and he color selections that will be used. The versatility of the multi-purpose rooms and gym were explained. These areas will have room dividers that will allow for more than one user at a time. He discussed the cost savings the prefab building design that is proposed. In informed everyone that within the design is a restroom that allows access for outside the building. This restroom will be available for those using the park, playground and outdoor space.

Mr. Woodrow discussed the timeline for the project. The project is expected to go out for bid in January of 2027, with construction beginning in March of 2027. The project should be completed not later than April of 2028.

Mr. Quill asked if the Community Center would generate income for the Township. Mr. Taylor stated that programs that operate from this facility have registration fees and are mostly youth programs operated by our Park's Department. The building will be funded by the Township.

Mr. Sands asked about the dimensions of the indoor sprots court. Mr. Kennedy stated that the court was designed to meet the standards of a high school gym.

Mr. Quill asked if the facility will be staffed. Mr. Taylor stated that all of the programs the operate currently include a Township staff member.

Mr. Mascaro asked about the age of the existing building. Mr. Taylor stated that the site was developed in 1960's.

Mr. Quill asked if the final budget was set at 8.5 million dollars. Mr. Taylor stated that as the design of the building is finalized and materials options are chosen, the cost of the project is projected to decrease.

Ms. Christine Hennessy, 7811 Beech Lane, asked about the existing tree line between the playground and the proposed building. Mr. Woodrow stated that those eight trees are proposed to remain.

Ms. Deborah Levins, 8004 Douglas Road, stated she is concerned about overflow parking that in the past has extended down her street. Mr. Taylor stated that the number of onsite parking stalls has increased from 23 spaced to 88 spaces. He also stated that the Township controls the programs and how many of them operate in the facility at any one time.

Ms. Blankin asked about the existing tree line along Willow Grove Avenue. Mr. Woodrow stated that those trees are proposed to remain and that additional landscaping will also be planted along the frontage.

Ms. Helwig asked about the lighting and hours the exterior lighting would be on. Mr. Woodrow stated that the lighting will be tied to the hours of operation of the park. There is security lighting on the exterior of the building, all lighting will be controlled and if anything is installed along the connective trail to the park it would be ped lighting.

Mr. Quill asked if there have been other neighborhood meetings, since only a few residents attending this meeting. Mr. Taylor stated that in addition to the Community Center Advisory Group that has been meeting since 2022, the proposed project has been reviewed several times by the Park's Advisory Board. Mr. Penecale stated that 62 notices were sent to the surrounding neighbors for this meeting.

Mr. William Atkinson, 8101 Hull Drive is concerned with speeding and the safety of people crossing Willow Grove Avenue. Mr. Taylor offered to meet with Mr. Atkinson to discuss what has currently been done and additional options moving forward.

Mr. Blankin also expressed her concerns about traffic on Willow Grove Avenue and in the surrounding residential streets.

Ms. Helwig asked if there were any additional questions or comments from the residents or the Planning Commission members. She asked if the Township had anything additional, they wished to add. This being a informational meeting, no recommendation was required.

PC2: Kellie McGowen, Esq. presented the subdivision plan for 317 Oreland Mill Road, Oreland, PA, submitted by Bridge Community Church of Philadelphia. The plan calls for the subdivision of

property to create a lot of 8,826 square feet. The proposed new lot will contain the existing single-family dwelling. The proposed new parcel received a dimensional variance from the Zoning Hearing Board in March of 2026 to reduce the side yard setback 19.88 inches, instead of the required 20 feet. The balance of the .73-acre site will contain the Church and the office/educational building. Ms. McGowen stated that the applicant purchased the property in 2025 and renovated the church and what was the educational building. The existing single-family dwelling will be sold. The only improvement to the new parcel will be the 180 square feet of new paving to create the required two off-street parking stalls.

Harry Highley-Gergel, P.E., was available if the Planning Commission had any questions concerning the proposed subdivision.

Mr. Mascare asked about the parking lot that is located across the street from the church. Ms. McGowen stated that parking remains in the ownership of Bridge Community Church.

Mr. Quill asked if there have been any neighborhood meetings to present the plan to the surrounding residents. Mr. Leonard stated that an open house picnic was held on June 12, 2026, and 12 or so of the surrounding neighbors attended. In addition, several neighbors have attended services at the church.

Mr. Mascaro asked if there would be any additional landscaping installed as part of this application. Mr. Highley-Gergel stated that no existing vegetation is proposed to be removed, and no new landscaping is proposed.

Commission Ratsavong asked if there were any additional plans for the property beyond this subdivision. Ms. McGowen stated that there are no additional plans at this time.

Mr. Mascaro asked about the scope of the work proposed for this site. Mr. Leonard stated that other than completing the internal renovations that are currently underway, there are no additional planned projects.

Ms. McGowen addressed the comments listed in the Township Engineer's review letter and the review letter from Montgomery County Planning Commission. Several of the listed waivers have been addressed and are now a "Will Comply". Waivers are still required for the deferment of the sidewalk installation and the shape of the proposed lot.

Commissioner Kirk asked what the applicant's plans are for the installation of sidewalks along the frontages of Oreland Mill Road and Lorraine Avenue. Ms. McGowen stated that the Church knows there is a need for safe passage from the off-site parking lot to the church, they would ask that the sidewalk installation be deferred until such time that the Township decides sidewalks are required.

Ms. Helwig asked if there were any additional questions or public comments. There was none. A motion was made to recommend approval of the subdivision application with the deferment

of the installation of sidewalks {Section 95-10. A} and the waiver from Section 95-11. D (2) for the Configuration of the lot lines. The motion was seconded, and a motion to recommend approval was approved by a vote of 5 in favor and 0 opposed.

There was a motion made to adjourn the meeting. The motion was second, and the meeting was adjourned at 8:30 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning