

**SPRINGFIELD TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
Aug 18th, 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, Mr. Devine, Mr. Sands, and Ms. Pottage.

Also in attendance were Commissioner Ratsavong, Margaux Petruska from the 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 July, 21st, 2026, meeting.

**Commissioner's Report:**

- There is a ribbon-cutting for the solar installation on the Township building on 8/19. Madeline Dean, Napoleon Nelson, and other dignitaries plan to attend. The Township is celebrating the fact that the initial cost was estimated at \$630,000. This was reduced through grants to \$150,000 in taxpayers' funds. The system will repay taxpayers in 3 years.
- Next month, the skate park opportunity will be presented for McElvy Park
- The Rec Center construction plans are 100% complete and on schedule for construction to start in the spring.

**PC1:** Margaux Petruska will review several topics from previous meetings with a view to clarifying and taking action steps for ordinance structure.

1. Requested Parcel Inventory Information – compiled and attached for future discussions regarding redevelopment potential.
2. B Residential Dimensional Analysis – tabled for future discussion.
3. Residential District Framework Decisions. The Planning Commission agreed a Use Matrix should be provided for each residential zoning district. M. Petruska and M. Penecale to work on completing the Matrix for the next PC Meeting.
4. Multifamily Apartment District, Multi Use Residence District, and AAA Conservation District were also discussed. A suggestion was made to have M. Penecale draft for consideration of moving these to optional design standards under AAA.
5. Forwarding Use Regulations to the Solicitor was discussed. The Planning Commission has completed its review of the proposed use regulations chapter and incorporated the changes discussed throughout the review process, resulting in a consolidated draft. However, they

have not reviewed it in its completed form and would like to do so at the next PC Meeting along with the draft of the Use Matrix.

6. Accessory Dwelling Units (ADUs) – The PC discussed defining the use and adding it to permitted zoning districts. They weighed this against allowing it to continue as it has, as a conditional use requiring a ZHB application, and that the ZHB would impose a requirement of deed restrictions for family use only.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, September 1st, 2026.

A motion was made to adjourn the meeting. The motion was seconded, and the meeting was adjourned at 8:05 P.M.

Respectfully Submitted, Alison Pottage, Secretary