

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: December 1, 2011

Meeting Time: 7:30 P.M. (E.S.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Ms. Cook, Mr. Gosselin, Mr. Merkins and Mr. Base

Also Present: Commissioner Sage and Joseph Mastronardo, P.E., Engineer

Motion: Ms. Cook made a motion, second by Mr. Base, to approve the October 6, 2011 minutes as noted.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Sketch Plan review of Millers Ale House, 16-18 Baltimore Pike. The applicant proposes to demolish the existing building, pool, tennis courts, related site features and auto tag building to construct a new 10,382 square foot restaurant, including a 2,575 square foot covered outside patio on Tax Map Parcels 42-18-211 and 42-18-209 (3.265 acres total). Additionally, the applicant is proposing new parking (200 spaces) and landscaping/buffering in conjunction with the development. The property is located in the E-Business District, TND-3 Overlay and B – Residence Zoning districts.

Mr. Mark Damico was present to represent the applicant, Millers Ale House. Also present was Brian Meyers, Engineer, J. Hoffman & Ray Puska.

Mr. Damico gave an overview of the plans as submitted and indicated the following:

- Consolidating four uses into a single use.
- A special exception for a restaurant will be needed.
- The applicant would like to start work late spring into summer 2012.
- There will be landscaping proposed in rear.
- Parking would be in rear of property.
- Extensive landscaping along Baltimore Pike.
- There will be no stormwater management along Baltimore Pike.
- Will keep parking consolidated.
- Will submit a revised plan after meeting with Penn DOT.

Mr. Brian Meyers was present and gave an overview of the plans and indicated the following:

- Underground stormwater management will be proposed.
- Landscaping along Baltimore Pike is to be provided.
- Proposing 200 parking spaces.
- There will be no outside patio; a Florida room is proposed.
- There will be a meeting with PennDOT regarding grades. The entire site could drop from 220 to 213 ft.

Mr. Ray Holden, President/CEO of Millers Ale House was present and indicated the following:

- They have 55 restaurants in seven states.
- They have invested 5 million dollars into this proposed project.
- The establishment will be a casual sports theme.
- The hours will be 11am to 12:00am weekdays and weekends 11:00am to 1:00am.
- The company is very community oriented and is involved with Charitable events.
- Deliveries will be made 8am to 11am, there will be six trucks per week.

Bill Cervino's comments and concerns:

- Obtaining a liquor license within the township would be preferred.

Planning Commission Comments and Concerns:

- Assist in providing Utilities to Netherwood Park, i.e. Babe Ruth League.
- Trash removal and deliveries.
- Right in and out turning concerns on Baltimore Pike.
- Investigate common access with Walgreen's.
- Outside deck – enclosed i.e. Florida room.
- TND overlay – issues that are non-compliant.

Joe Mastronardo's comments and concerns:

- Sharing access with Walgreen's would help with traffic concerns.
- The second order of business is Preliminary Final Plan for Barb Enterprises – 231 N. Rolling Road. Present to represent the applicant was Gus Houtman. Mr. Houtman gave an overview of the plans as submitted and indicated the following:
 - The property is zoned A residence.
 - Lot one is the existing dwelling.
 - Lot two is the proposed single family dwelling.
 - Seepage beds are proposed.
 - In receipt of the Township Engineer's report.

- Look to reconfigure the house to get steep slope to a minimum.
- Percolation tests to be performed

Joe Mastronardo’s comments and concerns:

- Waiver is required from steep slope.
- Will require approval from Darby Creek Joint Authority.
- Will have to come back for approval.
- Sewer connection available.

Planning Commission comments and concerns:

- Type of dwelling proposed.
- Removal of driveway.
- Stormwater management and steep slope.

Motion: Mr. Gosselin made a motion, second by Mr. Base, to recommend to the Board of Commissioners denial based on stormwater management and lack of information regarding steep slope on the plan.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Ms. Cook made a motion, second by Mr. Merkins, to adjourn the meeting.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned: The meeting adjourned at 9:15P.M. (E.S.T.)