

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday January 7, 2010

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, Ms. Burkhart, Mr. Merkins, Mr. Base and Ms. Siletsky.

Also Present: Joseph Mastronardo, P.E., Township Engineer & William J. Cervino, Zoning Officer

Motion: Mr. Base made a motion, seconded by Mr. Gosselin, to approve the December 3, 2009 minutes as presented.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary/Final Land Development Plan, Springfield Diner, LLC – 720 Baltimore Pike. Mr. Joseph Damico was present to represent the applicant. Also present was David Kleckner R.A. of Kleckner Architects and Mike Ciocco, P.E., from Catania Engineering Assoc., Inc.

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

- The property is zoned E Business to a depth of 350 feet from the Baltimore Pike right of way and the remaining area in the rear is Zoned B residential.
- A variance was granted in 1983 to permit parking in B residential in the rear and to build Bennigan's.
- A variance was granted in 1983 to build a 15 foot side yard setback on the E. side of the building which still exists today.
- Special exception was granted prior to Bennigan's being built.
- The building is 6,201 square feet. The existing parking is 139 spaces.
- There are numerous pre-existing conditions on the property.
- Reducing the impervious surface to 66.9 from 67.1.
- Mr. Damico noted they are taking the position that all of the non-

conformities that exist there are existing non-conforming conditions.

- There are two exceptions, one is for parking, parking now is measured at 10 x 20, the new ordinance permits parking at 9 x 20. The applicant Plans to redo the whole parking lot and increase the parking spaces from 139 to 148. A variance was granted by the Zoning Hearing Board for the parking lot.
- A new addition will be built on the West side and a new entrance will be added and the entrance that faces Baltimore Pike will be removed.
- The applicant intends to use the existing building footprint. The present rear of the building will be torn off and a basement will be added for the use of a bakery.
- There will be extensive new landscaping along Baltimore Pike, as per our new proposed zoning ordinance. Additional landscaping in the screening area will be added.

Michael Ciocco, P.E., S.E.O., Catania Engineering Assoc. Inc. was present to represent the applicant and reviewed the plans as submitted and indicated the following:

- The site is 91,497 square feet. The property is zoned E business in the front and the rear is zoned B residential.
- Entrance and exits will remain the same along Baltimore Pike.
- The applicant plans to restripe the parking lot. The number of handicap parking spaces will be increasing from three to five parking spaces and the sidewalks will be adjusted accordingly with necessary handicap ramps.
- The addition consists of a vestibule for the building entrance.
- The existing entrance will be removed, which will decrease the amount of impervious coverage to the site.
- Existing storm water basin will be utilized.
- The loading area located on the North side of the building will remain in place.
- A Silt fence will be installed around the proposed addition; there will be inlet protection.
- The basin area will be cleaned out.
- Replace new light heads (shields), so that light will not spill onto residential property.
- Additional landscaping, i.e. trees and shrubs along Baltimore Pike, will be planted.
- Request a waiver for consideration of final plan approval versus Preliminary final plan.
- Will meet with the Township Engineer regarding stormwater management.

Mr. David Kleckner, RA was present to represent the applicant and reviewed the plans as submitted and indicated the following:

- Mr. Kleckner described the facade of the building as per the plan.

Planning Commission and Concerns:

- Start of Demolition
- Facade and signage – photos of existing diner.
- Stormwater Management
- Landscaping in rear buffer area and along the front of Baltimore Pike.
- The northwest corner of the rear parking lot to be lined and striped to prohibit parking.
- Location and size of proposed signage.
- Seating capacity.

Joe Mastronardo Comments and Concerns:

- Request the applicant get confirmation from Penndot that adjustments to Baltimore Pike would not be necessary for the proposed project.

Bill Cervino Comments and Concerns:

- The concrete pad by the loading dock and trash/recycling area needs to have some containment to prevent grease run off.
- Mr. Gorgone entertained a motion to adjourn.

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 8: 30P.M. (E.S.T.)