

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** July 7, 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, Ms. Burkhart, Mr. Base and Ms. Siletsky.

**Also Present:** Joseph Mastronardo, P.E., Engineer, William J. Cervino, Zoning Officer, Commissioner Gina Sage.

**Motion:** Mr. Gosselin made a motion, seconded by Mr. Base, to approve the March, 3, 2011 minutes as presented.

**Roll Call Vote on**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Zoning/Sketch Plan Review for Chuck E Cheese Redevelopment – 381 Baltimore Pike. Present to represent the applicant was Joseph Damico, Esq & Mark Damico, Esq. Jeremy Blateau and Randy Kelly from Chuck E Cheese were present.

Mr. Damico gave a brief overview of the sketch plan as submitted and indicated the following:

- The property is zoned E Business/TDN 3 Overlay District.
- The proposed use of the Chuck E Cheese portion of the property is a continued use in a new building.
- The existing building is 28,144 Square Feet, the proposed new building is 14,400 Square Feet.
- The applicant proposes to maximize the buffer area which is currently non conforming.
- Will be repairing the retaining wall at the rear of the property.
- Replace the fence at the rear of the property with a new fence.
- Make improvements to the parking area.
- Make improvements to the other side of Andrew Road by adding more trees.
- Application has been filed to the Zoning Hearing Board for relief; the Zoning Hearing Board will meet on July 28, 2011.
- Reduction in impervious surface is 96% now; it will be reduced by 20.2%.
  
- 14,815 square feet of landscaped pervious surface is proposed in the new plan.

- Additional parking spaces are proposed.
- The property owner is aware that further redevelopment and/or land development of the site will have to comply with the current Zoning Ordinance.

Jeremy Blateau from Chuck E Cheese gave an overview of the plans submitted and indicated the following:

- Enthusiastic to freshen up the Springfield site and bring up to the current Chuck E cheese standards.
- Chuck E Cheese operates seven days a week; 9am to 10pm Sunday to Thursday and Friday and Saturday 9am to 11pm. Peak hours are Friday, Saturday & Sunday through lunchtime.
- 50-60% of revenue is made up of food and 40-50% is games sales.
- All employees are from the Springfield area, which is a big benefit to the community.
- All meats are pre-cooked; kitchen cooking equipment that will be used is a pizza oven. Chuck E Cheese is not a big grease producer.
- The average revenue for Chuck E Cheese is 1.8 – 1.9 million, the Springfield location is above average range and wants to continue to generate more revenue.

Randy Kelly from gave an overview of the plans submitted and indicated the following:

- Currently onsite there are 117 parking spaces. A 139 parking spaces are proposed. The square footage of the building will be reduced, while increasing the number of parking spaces.
- Pedestrian crosswalks will be added.
- The total building occupancy will decrease. The Chuck E Cheese portion will increase.
- Directional signage will be implemented for off-street parking

The applicant will request variances for the following:

- Vehicular parking within 15 feet of the side property line.
  - Perimeter buffer of 20 feet from the street line and 15 feet from the side lot line.
  - Mechanical exhaust system that will eliminate odors.
  - Foundation plantings around each building.
  - Each separate grouping of attached buildings or grouping of uses more than two accessways to any one public street. The plan indicates (6) accesses to/from Andrew Road.
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- Required off street parking.
  - The minimum size loading space for an individual loading dock.
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- Access drives within 150 feet of the nearest intersection.
  - Buffer planting strip along the district boundary line with the E Business District for a depth of 15 feet.
  - Off-street parking areas screened from any abutting property of a more

- restrictive zoning district outside the project area.
- Providing one shade tree(s) for every five parking spaces.
- Various regulations pursuant to the green boulevard plan and manual of written and graphic design guidelines outside the project area.

Planning Commission Comments and Concerns:

- Provide rendering of the façade.
- Company owned not a franchise.
- Additional parking on the footprint.
- Addition of a Pedestrian crosswalk.
- Lighting of parking facilities.
- Improve access to parking lot on West side of Andrew Road, striping and repair damaged asphalt.
- Consider some improvements along the Baltimore Pike frontage in accordance with the green boulevard plan even though it's not within the project area.

Joe Mastronardo's comments and concerns:

- Reconfigure parking lot striping to maximize parking lot spaces.
- Align driveway accesses on each side of Andrew Road.

Bill Cervino's comments and concerns:

- A filter system is required to control odors pursuant to the Zoning Ordinance.
- Buffer planting strip around residential zone is paramount.
- Mr. Gorgone entertained a motion to adjourn.

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

**Roll Call Vote on**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting  
Adjourned:**

The meeting adjourned at 8:45P.M. (E.S.T.)