

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** July 31, 2014

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

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

**Members Present:** Mr. Gorgone, Mr. Merkins, Mr. Base, Ms. Siletsky and Mr. Arrell.

**Also Present:** Joe Mastronardo, Pennoni Assoc. & William J. Cervino, Zoning Officer

**Approval of Minutes:** Ms. Siletsky made a motion second by Mr. Base to approve the June 26, 2014 minutes.

**Roll Call Vote on Motion:**

Mr. Gorgone	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Proposed Ordinance for ornamental street lighting. This is an ordinance modifying the subdivision/land development ordinance, TND requirements, whereas the contractor/developer has to provide street lights and street signs, at a minimum at least one street sign and light shall be provided for every 5 proposed.

**Motion:** Mr. Arrell made a motion second by Ms. Siletsky to recommend to the Board of Commissioners approval of the Proposed Ordinance for ornamental street lighting as proposed.

<b>Roll Call Vote on Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Merkins	■ AYE	□ NAY
	Mr. Base	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The second order of business was the Preliminary Final Subdivision Plan for Springfield Marriott-Hotel/Spa. Mr. Patrick Burns and Mr. Joel Delecarpini were present to represent the applicant. Mr. Jim Byrne was present and gave some background of the Springfield Country Club and what a success it has been since the Marriott was built and how nice it is to have a hotel with wedding and banquet facilities. Storage is needed and the Township doesn't want to incur taxes to the residents. The Golf Superintendent will move back into the Taylor Evans House and use that as his office. The applicant is proposing to knock down the garage and shed and replace it with a state of the art building which would be used for the Township's

storage, the Applicants storage and also add on a spa on the lower level with bridal suites on the top floor. The applicant would build the building and at the end of the lease term the building would revert to the Township just like the Marriott Hotel.

Mr. Delecarpini was present to represent the applicant and gave a brief overview of the plans as submitted and indicated the following:

- All adjacent property owners were sent notices and the township Engineer is in receipt of all green cards as per Mr. Jim Byrne.
- The proposed building will consist of the lower level for storage, the first floor will be the spa and the second floor will be the bridal suites.
- There will be ample parking on the site.
- Slightly increasing the existing storm water basin that is presently on the property.
- All utility connections are existing on the property and will be utilized.
- The applicant proposes to paint the Taylor Evans House so it will blend in with the rest of the complex and look aesthetically pleasing.
- Will comply with Historical rules and regulations.
- Will comply with landscape recommendations from the Planning Commission. As per Mr. Delecarpini, landscaping will be provided after the fact to not just compliment the use but to screen it to the north to separate the golf course.
- The height of the proposed building will coincide with the height of the Taylor Evans Building i.e. the top peaks.
- Will comply with item thirteen with regards to drainage. Some minor modifications will take place to the grading plan, potentially tweaking the finished floor up by a foot and adding an additional inlet and a small amount of pipe.
- With regards to the review letter the applicant did not see anything that couldn't be complied with or reasonably worked out with the Township Engineer.
- The applicant Mr. Patrick Burns stated that Joseph Anthony would run the Spa.
- At present the applicant could not give the hours of operation.
- The applicant added an additional 112 parking spaces after the Marriott was built.
- As per Mr. Burns, they are hoping to open the end of the year.

Planning Commission Comments and Concerns:

- Compliance with Historical rules and regulations with regards to the Taylor

Evans House.

- Landscape plan was not submitted.
- Height of the proposed building.
- Drainage issues that are existing.
- Who will operate the Spa?
- What will the hours be?
- Will there be ample parking?
- Is there a date for the completion of the Job?

**Motion:** Mr. Base made a motion to second by Ms. Siletsky to approve the project with conditions i.e. compliance with the engineers review letter dated July 29, 2014, consider landscaping and screening buffering for the residents of Vernon Rd. specifically, the grading and drainage plan becomes final with special consideration for the Taylor Evans House preservation and any preservation necessary for the Taylor Evans with paint color choices and any other items needed to maintain that property as is.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The third order of business was the Preliminary/Final Plan for RHJ Associates, Inc. – Conicelli Toyota, present to represent the applicant was Bob Ludgate from Ludgate Engineering. Mr. Ludgate went over the plans submitted and indicated the following:
  - The applicant is in receipt of the engineers review letter dated July 30, 2014.
  - The applicant felt the zoning issues have been resolved with the Zoning Hearing Board when they met before them in February 2013.
  - The applicant proposes to reconstruct two buildings to improve the two buildings.
  - Restriping and adding some islands.
  - The proposed plan is not to replace all existing curb and sidewalk but to fill in the bad spots with new sidewalk.
  - Feels the applicant will not have a problem with not parking vehicles on the grass i.e. front display.

Planning Commission Comments and Concerns:

- Front display with regards to vehicles being parked on the grass.
- Sidewalk and curbing that it is acceptable up to township standards whether it is existing or whether you are putting it in.
- Landscape and buffering, along the residential properties and consistency

- with the zoning plans.
- Make sure detention basins are evaluated.
- Confirmation from the applicant that there will be no parking on the grass.
- Full compliance with the Township Engineers review letter dated July 30, 2014.
- The Planning Commission is in favor of the concept

Joe Mastronardo's comments and concerns:

- The zoning plan is inconsistent with the plan submitted.
- The items were not discussed at the Zoning Hearing Board meeting and the applicant did not receive zoning relief.
- Noted revisions in comment number two to be consistent with the approved zoning plan.
- Provide an abbreviated traffic study to show that traffic is not increased to the site.
- Mr. Gorgone entertained a motion to adjourn.

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

**Roll Call Vote on**

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

THE MOTION WAS APPROVED.

**Meeting**

**Adjourned:** The meeting adjourned at 8:15pm(E.D.T.)

August 13, 2014

Commissioner Paul Wechsler  
Springfield Township  
50 Powell Road  
Springfield, PA 19064

Dear Mr. Wechsler:

On July 31, 2014, the Planning Commission reviewed the Preliminary/Final Plan Review for Springfield Marriott-Hotel/Spa. The Planning Commission made a motion to recommend to the Board of Commissioners approval with conditions, compliance upon the Township Engineers Report dated July 29, 2014, consider landscaping and screening buffering for the residents of Vernon Rd. specifically, the grading and drainage plan becomes final with special consideration for the Taylor Evans House preservation and any preservation necessary for the Taylor Evans with paint color choices and any other items needed to maintain that property as is.

Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone  
Chairman, Planning Commission

August 13, 2014

Commissioner Paul Wechsler  
Springfield Township  
50 Powell Road  
Springfield, PA 19064

Dear Mr. Wechsler:

On July 31, 2014, the Planning Commission reviewed the Proposed Ordinance for ornamental street lighting. The Planning Commission made a motion to recommend approval to the Board of Commissioners of the Proposed Ordinance for ornamental street lighting as proposed.

Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone  
Chairman, Planning Commission