

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: June 21, 2012

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, Mrs. Burkhart, Mr. Merkins & Ms. Siletsky.

Also Present: James J. Byrne, Esq., Solicitor, Joseph Mastronardo, Engineer & Bill Cervino, Zoning Officer.

- The first order of business was the Zoning Ordinance Amendment to create a new TND 6 Overlay District for the development of a municipal, recreational & hospitality areas and a Zoning Map Amendment to change Tax Parcel 42-000-6627 to TND-6 District. The property is known as 400 W. Sproul Road.

Mr. Byrne was present to represent Springfield Township and gave a brief overview of the proposed Zoning Amendments and Zoning Map Amendment and indicated the following:

- A midsize hotel is proposed adjacent to the Country Club property near the Taylor Evans House.
- Springfield Country Club Facility consists of a Golf Course, Ice Rink and Swimming Pool and is a great asset to Springfield Township.
- The Board of Commissioners are trying not to raise taxes.
- The proposed hotel will be good for weddings, events at the Ice Rink where people have the option of staying at the hotel.
- Township will gain a ground lease.
- The Township will not spend money to build on the property.
- The proposed hotel will increase Business taxes for Springfield Township.
- The area is zoned A Residence and with these amendments, the Township will be able to have open space remain.
- A three story building is proposed and the height could be as high as 55 ft.
- The proposed building will fit into design and characteristics of the existing Country Club.
- The proposed hotel will not generate additional traffic.
- Extensive landscaping will be put in to make the area even more aesthetically pleasing.
- The Delaware County Planning Department reviewed the Zoning and Zoning Map Amendments on June 21, 2012.
- The Ordinance amendments have been posted.
- On July 10, 2012 there will be a hearing @ 7:00pm at the Springfield Township Building. The public will be able to comment.

Mr. Thomas Committa was present to represent Springfield Township. Mr. Committa has worked with Springfield Township since 1985. From the summer of 2008, he has worked with Springfield Township to update a new ordinance which was adopted in March 2010. The proposed amendment creates a TND 6 which has greater accountability and enhancements. The hotel is a plus for Springfield Township.

Mr. Mastronardo stated the proposed ordinance is good it has wide setbacks; good landscaping that is consistent with TND requirements.

Mr. Cervino gave an overview of the proper procedure for submission of Subdivision/Land Development process.

Public Comment:

Mrs. Pat MacBain, 508 Vernon Road, was present and expressed the following concerns:

- Location of the proposed hotel.
- Size of the proposed hotel.
- Lighting

Motion: Mr. Merkins made a motion second by Mr. Gosselin to recommend to the Board of Commissioners to approve the Zoning and Zoning Map amendments.

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mrs. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mrs. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting
Adjourned:**

The meeting adjourned at 8:05pm(E.S.T.)