

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: June 7, 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, Mr. Base & Ms. Siletsky.

Also Present: Mike Schneider, PE, Pennoni Associates, Bill Cervino, Zoning Officer

Motion: Ms. Cook made a motion, second by Mr. Base, to approve the May 3, 2012 minutes as noted.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mrs. 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 Plan review for Joseph Tarquini – 504 Eagle Road. Mr. Damon was present to represent the applicant and indicated the following:
 - The proposed storage building was on the originally approved plan, just never constructed.
 - The building will be used for garages.
 - As per item seven a under the Subdivision and Land development, notification will be provided at the meeting.
 - A stormwater collection system will be provided.
 - Regarding item 14 under Stormwater Management, the applicant will not comply. The buffer may be reduced per the code.
 - Mr. Damon is trying to find out if the applicant has an HOP for the existing driveway.

Planning Commission Comments and Concerns:

- Request for an extension from the applicant.
- Possibility of a special meeting on July 12, 2012. If the applicant will not be available, then an extension would be required.
- Bring the building elevation to the next planning commission meeting.

Mr. Schneider was present and indicated the following:

- Proposed curbing, reuse existing driveway, locate the HOP.

Mr. Cervino was present and indicated the following :

- Confirm with the Township Solicitor regarding the variance granted for the property dated March 23, 1995.
- The second order of business was the Sketch Plan Review for Springfield Honda – Baltimore Pike & Woodland Avenue. Mr. Stuart Cohen and Mr. Joseph Orsatti, Jr., RLA was present to represent the applicant and indicated the following:
 - Mr. Cohen questioned the cited code section; he had an older version of the code.
 - Regarding item two a in the Township Engineer’s report, the fence is an issue for them. They want to maximize visibility.
 - Proposing to clean and paint the existing bollards and chain black.
 - There is one large existing streetlight.
 - The existing bus stop has a bench not on the property.
 - Proposing to do away with the bicycle racks.
 - There are structural issues with meeting the requirements regarding item number 3.

Planning Commission Comments and Concerns:

- The height of the fence.
- Bollards are not very aesthetically pleasing.
- Addition of more green space.
- Painting the bollards black could create accidents due to visibility.

Mr. Schneider was present and indicated the following:

- The Township has always required streetscape design number three.

Mr. Cervino was present and indicated the following:

- If the applicant cannot meet the requirements in item three, they will have to go to the Zoning Hearing Board for variances.
- The interior renovation will exceed 20% of the existing footprint which will trigger the requirements for redevelopment.

- The third order of business was the Preliminary/Final Plan Review for Coventry Woods, Phase 1-Lots 3,4,16,17,18A,19, 20, and Parcel A. Mr. Damon was present to represent the applicant and gave a brief overview of the plans as submitted and indicated the following:
 - All items noted in the Township Engineers report dated June 6, 2012 the applicant will comply with except for item number four under Stormwater Management.
 - Previously prepared grading plans showed the seepage bed.
 - Raising the berms will help with the stormwater management.

Planning Commission Comments and Concerns:

- Drainage, stormwater management.
- Smaller deeper detention basin.
- Concerns about a dwelling being built so close to a detention basin.
- Would the applicant be willing to replace the outfield fence at Memorial Park field?

Motion: Jim Base made a motion second by Goose Gosselin to recommend to the Board of Commissioners approval for the revised Preliminary Final Subdivision Plan for Coventry Woods Phase 1, multiple lots given compliance with the engineering comments and the consideration of increased landscaping along lot 18 and the retention basin and consideration of fence replacement at Memorial Park baseball field by the applicant.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mrs. Burkhart	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Ms. Siletsky	■ 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	<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. Base	<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 9:00pm(E.S.T.)