

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday March 4, 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, Mr. Merkins, and Mr. Base.

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

Motion: Mr. Base made a motion, seconded by Ms. Cook, to approve the January 7, 2010 minutes as presented.

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Proposed Zoning Ordinance Amendments. Mr. Cervino stated there were minor changes to the Proposed Zoning Amendments and indicated the following:
 - Open space in TND 5 districts.
 - Increases in the required open space in the TND 5 in the F Industrial zone from 15 to 20%.
 - Increase in the TND 5 the required open space along the State Road corridor there is an increase of 5 to 10%.
 - The definition of a variable electronic messaging sign and the requirements from the sign article in the Zoning Ordinance are being deleted.
 - The area and bulk regulations for the A residence district for single family detached dwellings is less dense than the TND5 area and bulk requirements.

Planning Commission Comments and Concerns:

- At the State Road corridor the TND 5, will the density be less if it were just zoned A Residence district versus the TND5.

Motion: Mr. Gosselin made a motion to approve the proposed Zoning Ordinance amendments as written second by Mr. Base.

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
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY

The Motion was approved four to one.

- The second order of business was the Preliminary/Final Land Development Plan for Thunderbird Pizza II at 188 Saxer Avenue. Mr. Steve Landers was present to represent Thunderbird and indicated the following:
 - The applicant proposes to build a 15 x 18 sq. ft. addition to the rear of the building for storage.
 - The PECO lines are underground.

Joseph Mastronardo’s Comments and Concerns:

- One street tree to be provided along Saxer Avenue frontage.
- Provide screening for the trash, grease and recycling area.
- Make a note on the record plan regarding the deferment of a street tree.

Motion: Mr. Gosselin made a motion to recommend to the Board of Commissioners to approve the Preliminary Final plan for Thunderbird II, 188 Saxer Avenue, contingent upon the Township Engineers report dated March 3, 2010 second by Melanie Cook.

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
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

- The third 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, Mike Ciocco, P.E., from Catania Engineering Assoc., Inc. and Andy Elghawy.

Mr. Damico reviewed the revised plans and indicated the following:

- The applicants existing diner located in Collegeville was awarded Restaurant of the year.
- The applicant is requesting a waiver from Section 123-36B 22D, prefer to provide planting buffer at the edge of the parking area to shield the residential area from viewing the parking lot.
- The applicant will place in the Stormwater Management agreement language for the buffer plantings.
- Will provide language in the developer’s agreement for short term parking.

- Reluctant to recommend to a client to waive rights to not apply for sign variance.

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

- The privacy fence that is damaged will be replaced in kind.
- The trash enclosure area will be provided with a containment system to prevent grease from accumulating on the parking lot.
- Handicap ramps and crosswalks will be provided at the driveway access points.
- Two employee parking spaces have been designated adjacent to the loading area as was requested.
- Landscape islands have been provided at the end of the parking aisles.
- The Northwest corner of the parking lot will be line striped to prevent parking at this location as was requested.
- A seepage bed will be provided in the detention basin to comply with the Stormwater Management Ordinance.
- Light fixtures are aimed inward towards the parking field and cut off shields will also be provided for the fixtures.
- Buffer plantings will be supplemented as shown on the plan.
- 24 buffer trees will be provided along the fence line adjacent to the rear of the parking field in lieu of around perimeter of the retention basin as per the waiver request.
- Additional foundation plantings have been provided as requested.
- Curbing the no parking area will impound water on the site. Installing a conveyance system to bypass this area will be costly.
- A plan will be sent to Penndot for review.

Planning Commission Comments and Concerns:

- Existing properties adjacent to the retention basin.
- Provide language in the developers agreement that buffer plantings around the basin will be provided should the need arise.
- Consider curbing and landscaping of the stripped no parking area.
- Consider providing short term parking for bakery sales.

Joe Mastronardo Comments and Concerns:

- Provide a note to the landscape plan that the buffer plantings are supplemental to the existing buffer plantings to fill in voids or gaps on the screening.
- It is up to the Commission to recommend approval or denial of the waiver request for providing buffer plantings around the perimeter of the retention basin.

Andy Elghawy spoke about the proposed application:

- The hours of operation will be 6:00am to midnight Sunday through Thursday and 24 hours over the weekend.
- Has had offers to sell the property but there is no intention of selling at this time.
- Will consider providing short term parking for the bakery use.
- Brick Tavern, Longhorn and another outfit from Chicago has approached him to sell, but the property is not for sale.
- Will consider buffering the basin in order to have a good relationship with the Community and the Township.

Motion: Ms. Cook made a motion, second by Mr. Merkins to recommend to the Board of Commissioners approval of the Preliminary/Final Plan for the Springfield Diner, 720 Baltimore Pike, contingent upon complying with the Engineers letter dated March 3, 2010 and the following:

- Add a note to the landscape plan that the landscaping shown is supplemental to the existing landscaping.
- Add language to the Stormwater Management Maintenance agreement that the basin is not only to be maintained functional but it is also to be maintained aesthetically pleasing.
- Provide language to the developer’s agreement that short term parking will be provided in the event of congestion.
- Requesting a waiver of Preliminary Plan and Landscape for the detention basin.

THE MOTION WAS UNANIMOUSLY APPROVED.

Roll Call Vote on

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

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Base made a motion, second by Ms. Cook, 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
Mr. Base	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned: The meeting adjourned at 8: 40P.M. (E.S.T.)

