

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** March 1, 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, Mr. Merkins, Mrs. Burkhart, Mr. Base & Ms. Siletsky.

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

**Motion:** Ms. Cook made a motion, second by Mr. Base, to approve the December 1, 2011 minutes as noted.

### Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary/Final Plan review of Millers Ale House, 16-18 Baltimore Pike. The applicant proposes to demolish the existing building, pool, tennis courts, related site features and auto tag building to construct a new 9,782 square foot restaurant. The property is located in the E-Business District, TND-3 Overlay and B – Residence Zoning districts.

Mr. Mark Damico was present to represent the applicant, Millers Ale House. Also present was Brian Meyers, PE, Jeffrey Hoffman, J.R. Kyes, Shane Feenster, Architect and Mr. Mike Ryan.

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

- The proposed restaurant use is permitted by Special exception in the E business district which was granted by the Zoning Hearing Board.
- The Zoning Hearing Board granted variances for area and bulk requirements.
- Site access, from Baltimore Pike has been relocated.
- Cross access through Walgreens is noted on the plan.
- A liquor license was purchased from the Springfield Diner.

- There will be a complete demolition of the property.
- The applicant will be asking for waivers from Items #6, 9, 13&15 under the Zoning, Subdivision and Land Development noted in the Engineer's report dated 2-29-2012.
- Will go to the Zoning Hearing Board for relief regarding signage.

Mr. Brian Meyers was present and gave an overview of the plans and indicated the following:

- Site access – location was shifted to the western end of the site.
- The building has been relocated to permit a cross access through Walgreens.
- 195 Parking spaces have been granted by the Zoning Hearing Board.
- A berm will be constructed around the rear parking area about 4-7 feet high. A 6ft high wood fence will be implemented for additional screening.
- Buffer and screen plantings are proposed on the residential side.
- Presently the site has no stormwater control. Two separate underground detention basins will be implemented.

Planning Commission comments and concerns:

- In lieu of fee, run electricity and water services to Netherwood Park.
- Meet with Frank Pappa, Park Superintendent, to determine location of services.
- Elevation dropped from 227 to 220 feet.
- Clarification there will not be an outdoor deck but a florida room with removable glass partitions is proposed.

Jim Byrne's comments and concerns:

- How far is the florida room away from residential properties?

Bill Cervino's comments and concerns:

- Proposed signs along the frontage of Baltimore Pike and West wall facing Springfield Ford will exceed the maximum signage permitted by the Zoning Ordinance.
- Evaluate the height so that it won't be seen by the abutting residential property owners.
- Present a landscape plan to the Shade Tree Commission for comments.
- Township Solicitor to review the Access agreement with Walgreens.
- Regarding odors from the exhaust fan, if complaints are received, the township will require Millers to implement a system pursuant to the Zoning hearing decree granted for the property.

Joe Mastronardo's comments and concerns:

- By creating berms and channelizing the storm water along the property lines could change the drainage pattern and impound water on the residential properties.

- Additional inlets in the rear of the property are to be provided to control stormwater run-off.
- Create an easement through the Millers property to install electric and water service for the Municipal fields which the Township will maintain.

**Motion:** Mr. Base made a motion, second by Ms. Siletsky, to recommend to the Board of Commissioners approval of the Miller’s Ale House Preliminary/Final Plan contingent upon the Township Engineer’s report dated 2-29-2012.

**Roll Call Vote on**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- 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. Merkins	■ AYE	□ NAY
	Mr. Gosselin	■ AYE	□ NAY
	Mrs. Burkhart	■ AYE	□ NAY
	Mr. Base	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

**Adjourned:** The meeting adjourned at 8:15P.M. (E.S.T.)