

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** Thursday May 7, 2009

**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, Ms. Burkhart, Mr. Base and Ms. Siletsky.

**Also Present:** Joseph Mastronardo, P.E., Township Engineer, Bridget Thomson, P.E., and William J. Cervino, Zoning Officer.

**Motion:** Mr. Gosselin made a motion, seconded by Mr. Base to approve the April 2, 2009 minutes as presented.

### Roll Call Vote on

<b>Motion:</b> Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Ms. 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 Subdivision Plan for Beneficial Mutual Savings Bank 537 Baltimore Pike, present to represent the applicant was John Grosser, Stradley Ronon, Joseph Coyle, Senior Vice President, Beneficial Mutual Savings Bank, Joel DelliCarpini, Bohler Engineering and Jerry Childers, VIC Architects.

John Grosser gave a brief overview of the plan as submitted and indicated the following:

- Seeking waivers of Section 123-10 and 12, seeking final approval.
- Will comply with all comments noted in the Township Engineer's report dated May 6, 2009 with one exception regarding a shade tree issue.

Mr. Joel DelliCarpini gave a brief overview of the plan and indicated the following:

- The applicant would like to remove three existing shade trees from along Baltimore Pike and plant in the rear of the site. Planting more parking lot trees internal to the site around the parking areas.

Bill Cervino comments and concerns:

- The applicant should go before the Shade Tree Commission for approval of their request.

**Motion:** Mr. Base made a motion to recommend to the Board of Commissioners to approve the Preliminary Final Land Development plan for Beneficial Savings Bank contingent upon meeting with the Shade Tree Commission regarding comments as noted in the Township Engineer's report dated May 6, 2009, and compliance with the Township Engineer's report second by Ms. Burkhart.

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The second order of business was a Preliminary Plan for Sun East Credit Union, Springfield Square East Shopping Center. Present to represent the applicant was Joseph Damico, David P. Damon, PE and Carol Pyne, Sun East Credit Union.

Mr. Damico gave an overview of the plan and indicated the following:

- The property is zoned Shopping Center, consisting of 20.9 acres.
- On June 2, 2006 the Zoning Hearing Board granted certain dimensional variances, setbacks.
- Reduce drive through lanes from three to two.
- Zoning relief was given contingent upon consultation with the Township Engineer to determine adequate turning radius for trucks even if additional parking spaces may be lost in the area of Sun East
- Planning Commission reviewed the initial Land Development plan on December 2, 2006. A recommendation to the Board of Commissioners for approval was made with many viable concerns.
- Concerns noted by the Board of Commissioners, Planning Commission, Township Engineer were ingress and egress to Rt. 420, lack of throat once entered into the site there were immediate turns to the left and right. Concerns about the ring road and people using the ring road and people using the ring road as a by pass for the light at 420 and Baltimore Pike.
- Problems in the Chick-fil-A area with back outs into drive through lanes.
- The Board of Commissioners suggested reevaluating the project and come back with solutions before proceeding with any further development at this site.

- Mr. Richard Orth, Mr. David Damon, Mr. John Martinez and Target Real Estate department have worked on possible solutions to these problems for several years.
- The Plan was reviewed by Mr. Joseph Mastronardo.
- On August 14, 2008 a meeting with Commissioner Janiczek and all the nearby residents took place to get their input.
- An onsite meeting took place with Mr. Joe Mastronardo.
- A revised plan was prepared and dated September 16, 2008 which required dimensional zoning relief.
- Appeared before the Zoning Hearing Board again on September 25, 2008 and granted requested relief.
- Proposing to comply with new ordinances with regards to landscaping in the parking lot.
- Amendment has been filed to make the existing plan which is noted Preliminary to a Preliminary Final.
- Three waivers are requested.
- Target expects a thirty percent reduction in sales when the new target opens which should reduce some traffic.

Mr. Damon gave an overview of the plans as submitted and indicated the following:

- Signalized intersection opposite Greenbriar Lane. Very short throat.
- Ring Road conflicts with the signalized entrance and Rt.420.
- Chick-fil-A drive through has problems with the parking spaces along the West side, they can't be utilized when the drive through is backed up.
- Ingress at the driveway opposite Thomson Ave. at Baltimore Pike.
- Driveway at Rt. 420, people making illegal left hand turns.
- Tractor trailers utilizing the driveway entrance further South on Rt. 420.
- Eliminated the conflicts at the signalized entrance by lengthening the throat to add a lot more volume for stacking.
- Propose to eliminate the ring road by making the circulation one way West bound which will then direct the traffic that cuts through the site through a new channelized driveway along the East face of the Target building which should eliminate traffic that is entering the site.
- Parking spaces along the West side of Chick-fil-A are to be eliminated and add a two lane drive through system. Handicap parking spaces are proposed to be relocated to the East side of the building to avoid the cuing of cars that occurs at the drive through lane.
- Proposing a large painted taper along the center line and along the east side of the east bound lane to direct traffic up the parking area for Bed, Bath & Beyond.
- Eliminating a large section of the island at the Southern driveway at Rt. 420 to provide better access for trucks. Also signing the area with No Left turns to further channelize the traffic to make people aware they can only turn right.

- Design to Engineering standards that are utilized throughout the country.
- Signage added to the site to direct traffic away from that intersection if trying to get to Baltimore Pike, making it known there is another way.
- Reconfigure of parking lot from one way angled parking to standard ninety degree parking with standard eight foot wide long landscape islands.
- Proposing one hundred shrubs and ninety five trees to be added with the landscaping plans.
- At present there are 1,108 parking spaces, proposing 1,094 parking spaces.
- Location of the bank building is similar to previous plans.
- Thirty eight parking spaces will be provided for the bank.
- Trash enclosure with loading area will be provided.
- Will comply with the landscaping ordinance.
- Public sewer and water.
- Lighting will be downcasted and shielded.
- A waiver is requested for the use of corrugated metal pipe for the storm sewer.
- A waiver is requested for steep slope disturbance.
- A waiver is requested for stormwater management ordinance for a reduced stream buffer width.

Planning Commission comments and concerns:

- Signage for one way is unenforceable inside a parking lot and it is not a Township road.
- Traffic concerns.
- Reduction of impervious surface with the use of parking lot trees.
- Consider adding additional landscaping to the rear property (adjacent to the park property)
- Consider working with PADOT to widen Woodland Avenue.

Bill Cervino's comments and concerns:

- Landscaping should be in accordance with the provisions of the Zoning Ordinance for the parking area.

Carol Pyne, from Sun East Credit Union was present and gave a brief overview about Sun East Credit Union:

- Provide services for the financial community.
- The building will be a 4,000 square foot one story building.
- The hours of operation will be 6 days a week which will include a ½ day on Saturday and one evening until 7:00pm.
- There will be a total of eight full time employees.
- Sun East is very community oriented.

Public Comment:

Gerry Verrechio, 945 E. Woodland Avenue,

- Traffic concerns.
  - Speeding(2 fatal accidents occurred in the area)
  - Concerns with trees being removed.
  - Against widening Rt. 420.
  - Water run off.
  - Tractor trailer traffic.
- 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**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

**Adjourned:**

The meeting adjourned at 8:50 P.M. (E.S.T.)