

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** November 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, Ms. Burkhardt, Mr. Merkins, Mr. Base and Ms. Siletsky.

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

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

### Roll Call Vote on

<b>Motion:</b> 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
Ms. Burkhardt	<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.

- The first order of business was the Preliminary/Final Plan Review for Springfield Grocery-Baltimore Pike and Leamy Avenue. The applicant proposes a lot line change between two properties (674 Baltimore Pike and 637 East Leamy Avenue) and to redevelop an existing automobile dealership on approximately 3.33 acres, constructing a proposed 19,207 SF grocery store, along with parking, landscaping, and stormwater management facilities. The existing home located at 637 E. Leamy Avenue is to remain. The property is located in E-Business, B-Residential, and TND-3 Overlay zoning districts.

Al Fuscaldo gave a brief overview of the project and indicated the following:

- Access off of Leamy Avenue will remain for ingress and egress, however, it will be relocated.
- Uses and Area and Bulk regulations are compliant.
- Reduce impervious surface coverage.
- Enhanced landscaping is proposed.
- The nonconforming use for off street parking in the residential portion of the property is not changing, other than being reduced in area.
- Is a waiver or variance required, if compliance with the TND-3 requirements are not proposed?

Jason Englehardt of Langan Engineering was present and gave a brief

overview of the plans submitted and indicated the following:

- Presently there is 88% of impervious surface and the applicant proposes to reduce it to 61%.
- Providing green space to the front and rear of the property.
- Stormwater management will be compliant.
- Relocating the entrance on Leamy Avenue
- Loading dock will be located in rear of the property.
- Lighting will be shielded and directed downward. The height of the lights will be between 18 and 25 feet.

Travis McVickers from DHD Ventures, LLC indicated the following:

- Bottom Dollar has no intention of rezoning.
- There will be three tractor trailer deliveries per week.
- There will be vendor deliveries more frequently.
- The store hours will be from 7:00am to 10:00pm

Bill Cervino's comments and concerns:

- The off street parking for commercial use in a residential district is a non-conforming use.
- Altering a non-conforming use requires a special exception approval by the Zoning Hearing Board
- Notification to abutting owners.
- Non-compliance with TND-3 requirements require Zoning variances.

Joe Mastronardo's comments and concerns:

- The building should be located at the building setback in accordance with the TND-3 requirement.
- Consider keeping existing mature landscape plantings.

Planning Commission comments and concerns:

- Schedule a meeting with the neighbors to discuss their concerns.
- Traffic concerns.

Public Comment:

George Kobasic, 619 E. Leamy Avenue indicated the following:

- Would like to meet with developers regarding setbacks.
- Traffic concerns on Leamy Avenue.
- Parking in rear, would prefer parking in front of property.
- Ferraro residential property, are they removing the dwelling?
- Ingress and egress on Leamy Avenue.
- Frequency and hours of deliveries.
  
- Can tractor trailers come in from Baltimore Pike and exit onto Leamy Avenue?

- More green the better.

Resident, 634 E. Leamy Avenue indicated the following:

- Trucks accessing Leamy Avenue
- 641 E. Leamy Avenue should remain.
- Ingress and egress on Leamy Avenue.
- Lighting and timing.
- Signage – amount of banners, balloons, monument signs, etc.

Gary Russel, 646 E. Leamy Avenue indicated the following:

- Buffer – Height of trees along Leamy Avenue.
- Truck deliveries along Leamy Avenue.
- Seating area.
- Left turns on Baltimore Pike.

Jack Burke, 638 E. Leamy Avenue indicated the following:

- Traffic concerns
- Driveway

Debbie Burke, 638 E. Leamy Avenue indicated the following:

- Projection of sales.
- Number of customers.
- Ingress and egress along Leamy Avenue closer to Baltimore Pike.
- Mr. Gorgone entertained a motion to adjourn.

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

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

**Adjourned:**

The meeting adjourned at 9:15P.M. (E.S.T.)