

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** October 6, 2011

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

**Also Present:** Commissioner Sage and Joseph Mastronardo, P.E., Engineer

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

### Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary Final Plan review of Chuck E Cheese Redevelopment -381 Baltimore Pike. The applicant proposes to demolish the existing building and construct a new 14,400 square foot facility. The property is located in the E Business and TND-3 Overlay Zoning districts.

Mr. Mark Damico was present to represent the applicant Chuck E Cheese. Mr. Randy Kelly with Arch Vision, Mr. Tom Cantorella representative from Core Estates and Mr. Matt Kelly were also present.

Mr. Damico who was present at the Delaware County Planning Commission Meeting, is in receipt of Delaware County approval and indicated the following:

- A letter was sent to KIA regarding stormwater management.
- All neighbors have been notified regarding stormwater management.
- All is will comply with Mr. Mastronardo's report dated 10-5-2011.
- All lighting will be downcast with low intensity if possible.
- Will work with Mr. Charles Smith and other neighbors regarding lighting.
- Will try to keep the tree on the creek side.

- Decrease nonconformities with regard to the landscape plan. A new 6 ft. cedar fence will be implemented as a buffer.
- Will be doing work on the adjacent residents property, which runs under the building.
- A mistake was noted on the plan with regards to Peco/Verizon lines.
- Will work with Mr. Smith regarding the fence as long as no Zoning hearings will be required.

Mr. Charles Smith, 448 Glendale Circle was present and expressed the following concerns:

- Lighting.
- Fence – can it be higher than six feet?
- Crossing between the parking lot and building.
- Relocate pod in rear closer to Andrew Road.
- Can the tree on the creek side of the property be saved?
- Trash in the parking lots. Can trash cans be situated throughout the parking lot?

Mr. Kelly indicated the following:

- The proposed building will have a stucco finish and C & U Wainscoting .
- The fence will be an appropriate elevation.

Planning Commission Comments and Concerns:

- Stormwater inlet at KIA and resident property which runs under building.

Mr. Mastronardo's comments and concerns:

- Stormwater drainage, two easements will be required one for KIA and one for Springfield Township as shown on the plans.
- Will speak to the Solicitor regarding the fence.

Zoning Comments and Concerns:

- Overhead Electric.
- Restaurant will remain working with Verizon.
- Any electric to the building will be underground.

**Motion:** Ms. Siletsky made a motion second by Ms. Cook to recommend to the Board of Commissioners approval of the redevelopment plan of Chuck E Cheese contingent upon compliance with the conditions on lighting, Township Engineer's report dated 10-5-2011, landscaping, utility lines, consideration of a higher fence in the rear of the property and stormwater drainage issues as discussed tonight.

**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. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Burkhart	<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.

- 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	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Cook	<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
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Burkhart	<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 8:15P.M. (E.S.T.)