

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: September 1, 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. Merkins & Mr. Base.

Also Present: Joseph Mastronardo, P.E., Engineer

Motion: Ms. Cook made a motion second by Mr. Base to amend the August 4th, 2011 minutes as noted.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Merkins	■ 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 and Mr. Tom Cantorella representative from Core Estates were also present.

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

- Met with the Planning Commission in July and incorporated comments noted in the new plans.
- Went before the Zoning Hearing Board in July and was granted relief that was necessary to proceed with the project. Land Development was filed on August 11, 2011.
- In receipt of the Township Engineer's Report dated August 31, 2011.
- Asked for a partial variance from the Zoning Hearing Board with regards to the TND Zoning Ordinance.

- Odors should not be an issue. The applicant was granted relief from the Zoning Hearing Board subject to the Code Enforcement officer stepping in if there is a problem to enforce the scrubber.
- Will comply with handicap ramps.

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

- Remove chain link fence on both West and East sides of Andrew Road. On the West side of Andrew Rd. a wrought iron fence will be added. On the East side a row of hedges will be put in place of the fence facing Baltimore Pike.
- Adjacent parking lot, repair any deficient items and restripe the parking lot. Clarify the entrance and exit and improve the traffic flow.
- There will be a one way entrance and exit to the South side of the site.
- Adding more buffering space.
- Will implement a crosswalk with signage and a ramp on either side which will indicate where to cross.
- There has been some discussion with the adjacent property owner with regards to rerouting of the pipes.

Mr. Cantorella was present to answer any questions:

- Will address storm water management. Will provide a report addressing the flow, that the pipes have the capacity to handle the flow that is tributary to them.
- Will be decreasing the impervious coverage.

Planning Commission Comments and Concerns:

- Compliance with the TND Zoning Ordinance.
- Walkway from overflow parking
- Better egress.
- Traffic flow improvement.
- Handicap ramps

- Storm water Management
- Pipes being removed or rerouted to another property.
- Delaware County Planning Commission report.

Mr. Mastronardo's comments and concerns:

- Reinforce the Zoning Hearing Boards decision with regard to odor issues, TND ordinance. The Zoning Hearing Board granted variances and relief for this project only and should the property be developed in the future they would have to meet the requirements of the Zoning Hearing Board.
 - Handicap ramps.
 - Storm sewers will require easements. Needs to be shown on the plan.
 - Adjoining notification
- 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

Motion:	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

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting
Adjourned:**

The meeting adjourned at 8:05P.M. (E.S.T.)