

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: January 3 , 2013

Meeting Time: 7:30 P.M. (E.S.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Mr. Merkins, Mr. Gosselin, Mr. Base, Ms. Siletsky & Mr. Arrell.
Mr. Gorgone welcomed Mr. Arrell to the Planning Commission who will be replacing Ms. Burkhart.

Also Present: James Byrne, Solicitor, Joseph Mastronardo, PE, Township Engineer & Bill Cervino, Zoning Officer

Approval of

Minutes: Mr. Base made a motion second by Ms. Siletsky to approve the December 6, 2012 minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<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 a sketch plan for Patient First, 417 Baltimore Pike. Mr. Damico was present to represent the applicant Patient First, also present were Brian Myers and Carl Wright.

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

- The project will be a complete demolition.
- Stormwater management will be implemented.
- The applicant is making the building and overall property better.

Mr. Myers was present and gave an overview of the sketch plan submitted and noted there was a new sketch plan submitted and indicated the following:

- The only change in the sketch plans submitted was that three parking spaces were added and, as per Mr. Cervino, a street tree was removed.
- The project will be a complete demolition.
- The grade will be brought down to the existing site.
- The proposed building will be longer and more defined as per ADA.

- The main access will be on Baltimore Pike.
- The plan allows 38 parking spaces.
- Reduce the amount of runoff.
- Reduce impervious surface.
- Removed one street tree.
- Will be seeking Zoning relief from setbacks for parking.
- Landscaping will be implemented at entrance; it will be a pedestrian friendly look versus a fence.
- The height of the proposed building will be 29 ft.
- A standard metal roof is proposed.
- Will have the traffic engineer contact Mr. Mastronardo with regards to traffic concerns.

Mr. Carl Wright, owner, was present to speak about the property.

- The proposed building will be 7, 000 square feet and called Urgent Care.
- Will be open every day from 8:00am to 10:00pm.
- There will be twelve treatment rooms, X-ray, lab, and mild prescriptions.
- Staff 4-6 Dr.'s at all times.
- There will be 12 employees per shift.
- At present working on twelve centers in the Philadelphia market (5 county area).

Bill Cervino's Comments and Concerns:

- Relief from zoning setbacks from parking.

Joe Mastronardo's Comments and Concerns:

- Traffic Impact concerns.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Gosselin made a motion, second by Mr. Base to adjourn the meeting.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 8:45pm(E.S.T.)