

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: April 2, 2015

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

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

Members Present: Mr. Gorgone, Ms. Siletsky, Mr. Gosselin, Mr. Arrell, Mr. Base, Mr. Kennedy and Mr. Gagliardi.

Also Present: Bridget Gillen, Pennoni Assoc. & William J. Cervino, Zoning Officer

Approval of Minutes: Ms. Siletsky made a motion second by Mr. Arrell to approve the September, 2014 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Final Subdivision Plan for Enterprise Rent-A-Car – 436 Baltimore Pike, Folio #42-00-00459-00. Present to represent the applicant was Dave Damon. Mr. Damon gave an overview of the plans as submitted and indicated the following:
 - The applicant is proposing a 150 sf addition to the rear of the existing building to create a space for a wash-bay at 436 Baltimore Pike.
 - The property is zoned E Business – TND 3 Overlay District
 - The property is nonconforming.
 - The square footage is 35,716 s.f., less than half of what is required under the current zoning code.
 - A revised plan was submitted on April 2, 2015.
 - The applicant is in receipt of the Township Engineers comments dated March 12, 2015.
 - Proposing a pedestrian walkway.
 - 5 islands with green areas i.e. street trees, etc. are proposed.
 - Parking will be left as is in the front of the property.
 - There is a total of 54 parking spaces; most are stacked for vehicle parking.

- Patron parking will be in front and employee parking in rear, a total of four spaces.
- The applicant will comply with items E and F of the Zoning Code.
- Nonconforming conditions are listed on the revised plans.
- A trash enclosure will be placed at the west of the addition.
- Will comply with Item 4; existing and proposed utilities to be installed underground, but will get prices for wiring of freestanding signs to see if feasible.
- Will provide evergreens along the rear property.
- Will widen the buffer along Rambling Way.
- Will replace fencing with a new six foot high fence.
- The applicant proposes Shrubbery along the rear property.
- Will comply with Item 9; designate vehicle storage parking spaces and parking spaces used for visitors and employees for all existing uses.
- Will comply with Items noted under the Subdivision Land Development heading.
- Waiver for Stormwater Management, rain garden is proposed.
- Will comply with Items 1 and 2 under The General Comments Heading.
- A 6ft. fence and shrubbery will fill in greatly and improve the existing buffer area.
- The applicant will look into an aesthetically pleasing color for neighboring residents.
- The applicant is proposing an eco-friendly carwash.

Planning Commission's Comments and Concerns:

- Parking issues on Rambling Way.
- Designated stacking area as employee parking.
- Impact on parking
- Install a fence drain that is ECO friendly.
- Notification to neighbors.
- Recommends tabling the project until the issues discussed this evening are addressed.

Mr. Jim Byrne's comments and concerns:

- Too much use for one area. There is a lot of concern from the neighbors.

Bill Cervino's comments and concerns:

- Buffering to screen residents from commercial properties is paramount.
- The existing buffer planting strip has aged and no longer provides an effective screen. More than supplemental plantings may be required.
- Submit a landscaping plan.
- Parking issues on Rambling Way.
- TND and nonconforming issues.

- The second order of business was the Preliminary Plan Review for Mary & Pearl Jamgochian, 500 Saxer Avenue, Folio Number: 42-00-05682-00. Mr. Dennis O'Neil from Herbert Macombie, Jr. PE was present to represent the applicant. Mr. O'Neil gave an overview of the plans as submitted and indicated the following:
 - The applicant is proposing seven lots that will front Saxer Avenue.
 - The lot size will range from 12, 400 s.f. to 14,888 s.f.
 - The area is zoned B residential.
 - Five additional feet of right of way is proposed along Saxer Ave.
 - Saxer Avenue is a state highway, if the state decides to widen Saxer Ave., they will have available right of way to do so along the proposed properties.
 - There is 18% impervious area proposed for each lot.
 - The proposed stormwater management, will capture run off and control all storms up to a 100 year storm.
 - Large basins are proposed.
 - Perk tests were performed in 2005 and will be redone.
 - Will require NPDES permit.
 - Had a meeting with neighbors and addressed stormwater issues.
 - A conveyance swail is proposed for stormwater.
 - Will work with the Township Engineer to address stormwater management.
 - Highway Occupancy Permits have not been applied for to date.
 - PA DEP will require erosion sediment control approvals from D.C.C.D.
 - Grading Permits from Springfield Township will be obtained.
 - Extend the sanitary sewer main at Bennett Road across the street and along the front of the properties. The sewer lateral will not cross Saxer Ave.
 - The applicant submitted to AQUA for a will serve letter.
 - The applicant is in receipt of Township Engineer's comments dated March 27, 2015.
 - The plan will go before the Delaware County Planning Commission on April 16, 2015.
 - Granting right of way; However, requesting a waiver to not widen Saxer Avenue.
 - Will comply with all other comments noted in the Township Engineer's report dated March 27, 2015.
 - Infiltrate water/drainage to east.
 - Reducing water drainage to neighboring property.
 - Will propose flipping driveway on lot#1 to the other side of the lot.
 - Will speak to applicants regarding the comments talked about this evening.
 - Will have the 6 versus 7 lots value appraised.

Mr. Jim Byrne's Comments and Concerns:

- Stormwater infiltration, twenty-four hour drainage period.
- Driveways don't wrap around.
- Consider the possibility of six houses/lots versus seven.
- Proposed houses are bigger than nearby homes.
- Propose a two car garages versus one.

Mr. Wechsler's Comments and Concerns:

- Would the applicant consider a smaller amount of homes/lots and make them larger.
- Parking issues with regards to safety and commercial vehicles.

Public Comment:

Victor Intintolo, 418 Saxer Avenue, was present on behalf of the residents who abut the proposed subdivision and indicated the following:

- The residents would prefer 5 homes/lots versus 7. Lesser homes with more space.
- Too many homes is the consensus of the neighboring property owners.
- The property is too dense.
- Parking issues ie. Bennett Rd.
- Possibility of more space between the homes and placed back off the street.
- Wrap around driveways are preferred.
- Stormwater management – drainage concerns, swail and an underground seepage beds to take water away are proposed to be dedicated in the rear yards.
- Neighbors are not against the project just would like to see it scaled appropriately.

Planning Commission Comments and Concerns:

- House placement with regards to parking vehicles on property.
 - On-street parking
 - Movement of sewer main ie location to remain on applicants property/grass area.
 - Number of homes.
 - Ask the applicant to consider market-value homes.
- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	■ AYE
Ms. Siletsky	■ AYE	■ AYE
Mr. Gosselin	■ AYE	■ AYE
Mr. Arrell	■ AYE	■ AYE
Mr. Base	■ AYE	■ AYE
Mr. Kennedy	■ AYE	■ AYE
Mr. Gagliardi	■ AYE	■ AYE

THE MOTION WAS APPROVED.

Meeting
Adjourned: The meeting adjourned at 9:00pm (E.D.T.)