

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** Thursday April 3, 2008

**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. Gosselin, Ms. Cook, Mr. Merkins, Ms. Burkhart and Mr. Base.

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

**Motion:** Mr. Gosselin made a motion, seconded by Ms. Burkhart, to approve the March 6, 2008 minutes as presented.

### Roll Call Vote on

<b>Motion:</b> Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary/Final Plan for Springfield School District, K-1 Literacy Center. Mr. Don Petrosa was present to represent the applicant. Also present was Marilyn Gelzhiser, Burt Hill, Jeff Green, Orth Rodgers and Bob Ochs, Springfield School District.

Mr. Petrosa provided a brief overview of the plan submission to date and indicated the following:

- The Zoning Hearing Board granted dimensional relief and special exception for the use of the property on March 27, 2008.
- The Penndot review letter has been received.
- Non conforming parking issues have been resolved; parking spaces and drive isles will be compliant.

Mrs. Gelzhiser gave a brief overview of the changes made to the plan as per the Township Engineer's report and indicated the following:

- The True Jesus Church parking lot has been altered and the dimension of the parking spaces and drive isles are compliant.
- The access to the True Jesus Church has been altered, so that site lines meet Penndot standards.

- Interior parking lot changes have been made regarding angled parking and a turnaround at the gated access to the True Jesus Church property.
- The Rolling Road entrance to the site has been modified, as per Penndot's requirements.
- The Woodland Avenue crosswalk is per Penndot's standards.
- A total of 10 off street parking spaces were lost due to site modifications.
- Onsite design stormwater management is still in progress.

Jeff Green gave a brief overview of the changes made to the plan and indicated the following:

- The Penndot review letter was received and the applicant can comply with the noted requirements.
- Signal updates for the existing traffic control signal are to be completed by the Township and Penndot.
- A revised Highway Occupancy Permit has been submitted to PADOT and a revised mid-pedestrian cross walk has been submitted.
- Wyndmoor Road has been modified to permit North bound turns onto 420 only, allow left South bound turns and right North bound turns from Route 420.
- A deceleration lane is not warranted by Penndot and a tapered lane is proposed.
- The requested deceleration lane may be problematic due to the fact that the proposed mid block pedestrian crossing will have to cross two lanes of South bound traffic, and it may not have the desired effect of slower traffic through the school zone.
- There are no turning restrictions proposed at the True Jesus Church access as a result of the access alterations. The site lines will be compliant with Penndot regulations. Access alterations have been submitted to Penndot for review.

Planning Commission Comments and Concerns:

- Circulation through the site for the K-1 and first grade parent drop-off and pick-up of children.
- Potential of queuing onto Woodland Avenue from the K-1 and first grade parent drop off and pick up area to confusing site circulation.
- The timing of student arrival and departure for the first grade between buses and parents regarding site circulation and queuing.
- Provide a physical barrier directing persons to utilize the design access to the True Jesus Church.
- If the required site distance for the Wyndmoor Road access could not be achieved per Penndot's review, a deceleration lane will be required.
- Relocation of public sidewalk along the existing school frontage property.
- Provide landscaping for the True Jesus Church property.

Joe Mastronardo's Comments and Concerns:

- Restrict left turns of vehicles to the K-1 parent pick-up and drop-off area, thus requiring vehicles to circulate through the True Jesus Church property.
- As per a PennDOT intercommunication memo, a deceleration lane will be required.
- Due to the fact that marginal site lines are proposed for the Wyndmoor Road access, a deceleration lane should be installed.

Bill Cervino Comments and Concerns:

- Can the building footprint be adjusted by eliminating or reducing the length of corridors between the proposed buildings and the existing building which will permit better setbacks for the parking lot versus possible retaining walls for the decel lane?
- Landscaping should be reevaluated across the True Jesus property. The construction of the proposed access road will eliminate existing and may be detrimental to other existing trees.
- Will the future additions as noted on the plan eliminate land development approval, such as a pad site exhibited on a shopping center plan?

**Motion:** Mr. Merkins made a motion second by Ms. Cook to recommend to the Board of Commissioners to approve the Springfield School District-K-1 Literacy Center contingent upon the following conditions:

- A deceleration lane be provided
- A physical barrier or equivalent be provided to control the que or prevent persons from jumping the que.
- Provide a sidewalk along Rt. 420 with a separation between sidewalk and curb.
- Improve the aesthetics and landscaping along the True Jesus Church street frontage.
- Comply with all comments noted in the Township Engineer's report and Zoning decree.

**Roll Call Vote on**

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- 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	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Cook	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Merkins	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Sage	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Burkhart	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

**Meeting**

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