

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: December 3, 2020

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

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

Members Present: Mr. Gorgone, Mr. Gagliardi, Mr. McGann, Mr. Kutufaris, Mr. Mingey and Mr. Dion.

Also Present: Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer

Approval of A motion was made by Mr. McGann second by Mr. Gagliardi to approve the

Minutes: November 5, 2020 minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Mingey	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Dion	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Subdivision Plan for 238 Maple Ave. Mr. Phillip Neill from Catania Engineering and Mr. Illya Zayarcheno was present and gave an overview of the revised plan submitted and indicated the following:
 - The Applicant is in receipt of the Township engineer's comments and Delaware County's report.
 - The proposed lot line was relocated slightly but not as much as requested.
 - Added two parking spots for each lot eliminating the common driveway variance issue.
 - Two variances will be required: 1. Minimum Lot Area for Lot 1. 2. Impervious surface coverage of the lot for Lot 1.
 - Will reduce surplus impervious surface coverage on Lot 1 as to conform with the Zoning Code or seek a variance for coverage minimally over 40%.
 - Would prefer to wait until the sewer lateral fails then to relocate now.
 - Will provide a covenant for the deed regarding the relocation of the lateral and water service.
 - The applicant will consider moving the property line as close as possible to the "Christmas" tree.
 - The applicant wants to maintain the open yard for landscaping. It is the front of the house (Lot 2).

Bill Cervino's comments and concerns:

- Considering relocating the proposed lot line a little more.
- If the proposed lot line is shifted another 2 feet, it would create a lot area of approximately 7,300 SF for Lot 2 and may further minimize the coverage issue for Lot 1.
- Confirm the existing non-conformities and/or in the alternative seek variances regarding setbacks.
- Housekeeping items regarding the letter of extension granting authorization to the Board of Commissioners.
- Date for letter of extension is to be January 29, 2021.
- Board of Commissioner to render a decision at their regularly scheduled January 12, 2020 public meeting.
- The applicant will meet with the Zoning Hearing Board on December 17, 2020 for determination on their variance application.
- Have the applicant email the letter of extension and mail the hard copy.

Eric Johnson's comments and concerns:

- Confirm and clarify Right of Way measurement.
- Do not remove asphalt between curb and the property line only remove the asphalt on the proposed Lot 1 property.
- Reduction of the surplus impervious surface will help minimize the percent of coverage for Lot1.
- The proposed lot line has shifted 3-1/2 feet
- The current revisions to the plan and suggested changes to the plan will further minimize Zoning relief for Lot 1 and overall proposal.
- The Township Solicitor will review and approve the easement and covenant proposed for the deed.

Planning Commission Comments and Concerns:

- The Delaware County Planning report is in error with regards to variance approval from the Zoning Hearing Board.
- Try to meet the reduction of impervious surface to 40% for Lot 1.
- Covenant could be an issue if and when the applicant sells Lot 1.
- If the lateral and water service cannot be a covenant, they are to be relocated as part of final plan approval.
- Maximize the square footage on Lot 1 by relocating the proposed lot line a little more.
- Will the easement be described on two deeds?

- Feels the applicant is making an improvement to the community.
- Granting a time extension to the Board of Commissioners for their determination on the plan.

Motion: Mr. Dion made a motion second by Mr. McGann to recommend to the Board of Commissioners approval of the Preliminary Subdivision Plan for 238 Maple Avenue contingent upon the following items:

- In order to require the least modification possible for a variance(s) from the zoning ordinance, the applicant should reduce the impervious coverage on Lot 1 to a compliant amount by removing surplus asphalt from the property and or further adjusting the proposed lot line between Lots 1 and 2.
- The applicant is to seek confirmation of the existing non-conformities on the property or in the alternative variances from the Zoning Hearing Board.
- Comply with the comments of the Township Engineer’s review letter, dated December 2, 2020.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY
Mr. Mingey	■ AYE	□ NAY
Mr. Dion	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Gagliardi made a motion second by Mr. Dion to adjourn the meeting.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY
Mr. Mingey	■ AYE	□ NAY
Mr. Dion	■ AYE	□ NAY

THE MOTION WAS APPROVED

Meeting Adjourned: Meeting adjourned at 8:00pm.

