

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: November 2, 2017

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. Kennedy, Ms. Siletsky, Mr. McGann, Mr. Gagliardi and Mr. Cortese.

Also Present: Joseph Mastronardo, Township Engineer, William J. Cervino, Zoning Officer, James J. Byrne, Solicitor

Approval of Minutes: A motion was made by Ms. Siletsky second by Mr. McGann to approve the June 1, 2017 minutes. A motion was made by Ms. Siletsky second by Mr. Gagliardi to approve the October 5, 2017 minutes.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Siletsky	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Conditional Use application and Preliminary/Final Land Development Plan application for the Springfield High School, 111 W. Leamy Avenue. Mr. Don Petrosa was present to represent the School District. Various members were present, please see attached personnel list. Mr. Petrosa gave an overview of the Plans submitted and indicated the following:
 - Appeared before the Planning Commission and gave a full presentation on October 5, 2017.
 - Appeared for the third time before the Zoning Hearing Board on October 26, 2017 and received approval of all of the Zoning relief that was requested.
 - Scheduled to meet with the Board of Commissioners for a Conditional Use Hearing on the relocation of the stadium lights and also on the Preliminary Final Land Development on November 14, 2017 subject to the satisfactory resolution of the October 5, 2017 review comments by the Department of Engineering.
 - T & M prepared a written response to Springfield Township's October 5, 2017 review letter.
 - Zoning Relief Comments 1 through 5 were granted approval by the Zoning Hearing Board.
 - Joe Mastronardo feels the slopes are too steep by the retaining wall/berm near St. Francis, applicant feels they will be able to do the plantings but if

- they can't they will work with the Township engineer to resolve the issue.
- The Gate down from main parking lot along Rolling Road pursuant to the agreement with St. Francis, the gate was to be closed at am peak and pm peak hours. The Township would prefer to have the gate open. Spoke with the lawyer for St. Francis three different times most recently today and was waiting to hear from St. Francis and will get back to me. Still would like to have the gate there.
 - Four access points on Rolling Rd., limiting access at the school driveway during peak hours. The driveway closest to Murphy Drive east of the school, with signage could be restricted to one way just at peak hours. Busses and larger vehicles will have to go in and stay straight out to Rolling, passenger vehicles could go in and go out in front of the main entrance to the school. Will discuss with the District. It will be mostly faculty and staff that will go in to that area. Feels Joe Mastronardo's suggestion has some merit. Signage with buses and trucks only at certain hours. Will be resolved by the Board of Commissioners Meeting.
 - Possibility of eliminating right in right out, which is about 110 ft. from Leamy Avenue on Rolling Road if and when busses are removed off site. Only to be used by busses. Will have their Traffic engineers have dialogue with Joe Mastronardo about that.
 - Do a post construction traffic study to look at some of the issues and if need be make some operational changes.
 - Main Parking lot the access point on South Rolling Rd., second curb cut coming from Leamy Ave. heading in an easterly direction, adjacent to the stadium.
 - Will get back to Jim Byrne after he hears from St. Francis's attorney.
 - The School District is reluctant to enter into a binding agreement with the Township due to a previous bad experience. Will speak to the School District.
 - Presently there is light spillage onto some of the back yards of the private properties. Proposed to be on Rolling Road and a little bit of SEPTA right of way.
 - The responsibility of the proposed sidewalk by the Trolley will be Springfield Township.
 - In receipt of the Delaware County Planning Departments comments and concerns.
 - The applicant has no intention of opening up the closed section of Wyndmoor Road.

Mr. Chris Jensen, PE, reviewed the plans as submitted and indicated the following:

- When Stormwater Management facilities also serves as a recreational facility the ordinance is an option for waiver.
- A waiver of .5% is due to the physical constraints of the site. The applicant does not want to install these pipes too deep.
- HDPE Stormsewer pipe. Reason is that HDPE pipe functions equivalently to reinforced concrete. Much more economical same longevity as RCP.
- Waiver regarding two feet of free board is due to the fact that the two

primary stormwater facilities are underground.

- Due to the existing school is near the dividing line of Crum and Darby Creek. Need to ask for a waiver.

Joe Mastronardo comments and concerns:

- Most issues are related to traffic. Hoping we have the ability to monitor the proposed plan and modify to a way that works best and alleviates traffic for the streets around the school most especially Saxer Avenue. As long as we have those options available to us post occupancy of the new school then we have set ourselves up for success.
- Unclear which driveway needs to be blocked. The applicant needs to have further discussion with St. Francis to see if this is still an issue that needs to be addressed by the School District.
- The County is in favor of speed humps on S. Rolling Road, the Public Works department and the Police Chief feel the opposite, provide high visibility and decorative crosswalks to alleviate the need for speed humps.

Planning Commission Comments and Concerns:

- Recreation Fee, since the applicant is asking for a waiver for the recreational fee, would the School District be willing to enter into a document agreement with the Township regarding reasonable use for youth organizations or Township residents to utilize the recreational facilities.
- Recreation Fee, with regards to storm-water management, the request for a fee would be reasonable to help offset Township resources to maintain their requirements.
- Conditional Use for the lights. Post occupancy study to assure the lighting will not creep further out than what is proposed on the plan.
- Who will be maintaining the proposed sidewalk in front of Trolley along Rolling Road also the school side during snow storms etc.?
- Stormwater Management
- In receipt of the Delaware County Planning Departments comments and concerns.

Public Comment:

- Jim Epperson, 138 Wyndmoor Road, traffic concerns.

James J. Byrne:

- Have an agreement which talks about a minor or major change that would require the applicant to come back before the Planning Commission and or Board of Commissioners.

Motion: Mr. Kennedy made a motion second by Mr. McGann to recommend approval of the Conditional Use application to permit event lighting to be constructed to the height of 80 feet.

- Conditions of approval as stipulated in the Board of Commissioners September 25, 2007 Conditional Use approval are maintained and met.
- A post-occupancy lighting study should be completed to confirm lighting conditions are consistent with the approved design; and, adjustments made, if necessary in accordance with the plan.

Mr. Kennedy made a motion second by Mr. McGann to recommend approval of the Preliminary Final Plan Approval:

Approval of waivers with the exception of:

- Recreation fee-in-lieu, unless documentation is provided to permit public use of recreation facilities on-site by township residents and youth clubs.
- Submission of a storm-water management fee BMP fund deposit fee, due to unfunded MS4 requirements imposed on the Township by PA DEP.

Approve the Preliminary/Final plan with the following conditions:

- Compliance with engineering and staff comments dated October 5, 2017.
- Compliance with settlement agreement with St. Francis School.
- Compliance with the recommendations of the Township Fire Marshal and emergency services for adequate site circulation.
- In accordance with the recommendations of Township staff and Delaware County Planning, the landscape buffer and berm should be revised to provide a year-round landscape screen and more suitable slopes for maintenance.
- Tree wells are to be provided on Rolling Road to avoid sidewalk damage from tree roots, since the trees will be planted in a narrow planting strip.
- Evergreen plantings provided to screen residential neighborhood on Wyndmoor and Orchard Roads.
- The school access drive on Rolling Road should be limited to one-way traffic during peak hours, permitting public traffic to enter at the driveway closest to Saxer Avenue.
- The school bus right-in/right-out driveway should be removed if the bus parking facility is relocated off-site.
- A post-occupancy traffic study is to be conducted to evaluate queues and parent pick-up/drop-off areas and modifications to the circulation plan provided, if necessary.
- High visibility/reflective crosswalks are to be provided on Leamy Ave. and Rolling Rd. in lieu of speed humps.
- Bicycle parking facilities are to be provided on the property.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Cortese	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Meeting
Adjourned Meeting adjourned at 8:20p.m.

