

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: December 5, 2019

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. Cortese and Mr. Kutufaris.

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

Approval of Minutes: A motion was made by Mr. McGann second by Mr. Cortese to approve the August 1, 2019 minutes.

Roll Call Vote on

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

THE MOTION WAS APPROVED.

- The first order of business was the Conditional Use Application for Old Sproul Shopping Village – Anthony’s Coal Fired Pizza Restaurant, Folio#42-00-00507, and Tax Map #42-21-447. Mr. Gregg Adelman, Esq. was present to represent Olde Sproul Shopping Village, L.P. and indicated the following:
 - The proposed restaurant will be located in a portion of the former Sears tenant space.
 - The owners are in the process of purchasing a local liquor license.
 - Proposed hours are from 11:30am – 10:00pm Sunday – Thursday and 11:30-11:00pm Friday – Saturday.
 - There will be no outdoor seating or loud speakers.
 - Will comply with code regarding ventilation system, and screening.
 - Employees: 12 – 16 per shift, parking for employees will be further away in the parking lot to allow patrons to park closer.
 - Will comply with the Engineer’s report dated December 2, 2019 except for Items 1 E and F.
 - There is very little width between the curb (Baltimore Pike) and the parking

lot along with a significant change in grade.

- The installation of sidewalk will require extensive regrading, tree removal and the installation of retaining walls.
- A loss of parking spaces may result.
- PennDOT may not approve without complete frontage improvements. It will encourage people to use only to lead to a dead end.
- Feels sight issues are good. Will put signage.
- Will comply with the ordinance regarding deliveries and the times.
- Garbage haulers will pick up from 7:00am to 3:00pm as per the ordinance.
- Street frontage improvements is not a restaurant use issue.
- Continue to work on trash haulers. As new leases are signed, tenants can select one of three haulers assigned by the property owner.
- Signs for prohibited hours have been installed
- Buffer plantings, fencing and stormwater inlet have been completed per the conditions of the previous Conditional Use approval for Outback and Mission BBQ.
- Will add note to the site plan that all parking is to be in accordance with the Zoning Ordinance.

Eric Hafer, was present to represent the owner and indicated the following:

- Street frontage improvements will be a massive undertaking.
- Sidewalk setbacks will require retaining walls due to grade changes and will have to push into the drive aisle; thus a loss of parking
- Right out access has good visibility.
- Does not need to be closed.
- Closing the access will increase congestion at the main drive aisle and access.

Eric Johnson, Pennoni comments and concerns:

- Items 1E and F are up for discussion.
- Providing handicap ramps/crosswalks/driveways are for pedestrian safety.
- Currently there is a disconnect in the public sidewalk.
- Ordinance requires a connective public sidewalk.

Bill Cervino's comments and concerns:

- Grade difference from parking lot access to Baltimore Pike.
- The goal is to improve the site as much as possible, provide as much as would be feasible to enhance the property.
- Designated parking spaces 2 for take-out and two additional for Anthony's

Pizza.

- Revise plan to show reserved spot for parking space tenant (Mission Barbecue).
- Mission Barbecue Truck to be parked at the side or rear of the /tenant space.
- All parking subject to the Springfield Township ordinance.

Planning Commission Comments and Concerns:

- Is the applicant in receipt of the Township Engineer's Report dated December 2, 2019?
- Complete or install crosswalks, ramps and sidewalks as much as possible.
- Exit only driveway access.
- Deliveries and trash pickup times.
- Site and building lighting.

Motion: Mr. McGann made a motion second by Mr. Cortese to recommend to the Board of Commissioners to approve the Conditional Use Application for Old Sproul Shopping Village – Anthony's Coal Fired Pizza Folio#42-00-00507-00, Tax Map # 42-21-447 subject to the following conditions:

1. Resolution of comments provided by the Township Engineer's report dated December 5, 2019.
2. Acquire the necessary sanitary sewer capacity from the appropriate downstream collection, conveyance and treatment authorities for the change in use. An appropriately sized outdoor grease trap is required, as specified by the Township Building Inspector, to separate oils and greases in the waste stream from entering the sanitary sewer.
3. Provide adequate environmental controls, including mechanical exhaust systems that will eliminate odors generated by the proposed uses; and completely screen from view and limit noise for mechanical equipment that is not enclosed in the building in a manner compatible with the architectural and landscaping style of the overall property.
4. Provide a lighting exhibit for any new or replacement light fixtures demonstrating the use of effective, subdued and adequately shielded fixtures to restrict light projection beyond the property boundary.
5. Upgrade the ADA accommodations along the property frontage, including providing accessible crosswalks across the site driveways.
6. Consideration should be given to extending the disconnected sections of sidewalk along the property frontage to establish continuous pedestrian connections to adjoining commercial properties along Baltimore Pike.

7. Evaluate the elimination or improvement of the the existing right-only exit driveway to Baltimore Pike.

Roll Call Vote on

Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned

Meeting adjourned at 8:30pm