

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: March 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. Gagliardi, Ms. Siletsky, Mr. Arrell, Mr. McGann and Mr. Cortese.

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

Approval of Minutes: Mr. McGann made a motion second by Ms. Siletsky to approve the January 5, 2017 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Proposed Zoning Ordinance Map Amendment SPFLD#15505. Mr. Donald Petrosa and Mr. Robert Linn, AIA, BCO was present to represent the applicant. Mr. Petrosa gave a brief overview of the plan as submitted and indicated the following:
 - The process started in 2015; the request was to rezone 305 West Avenue from B-Residence to E-Business.
 - A Lot consolidation plan at that time was submitted.
 - In 2010 when the Township amended the Zoning Map, the rear portion of 230-232 West Avenue went from E-Business to B-Residence, Mr. Petrosa feels it was a drafting error, the zoning line would of gone right through the existing building.
 - There was a meeting with neighbors on February 21, 2017 in an attempt to work out concerns of area residents.
 - Mr. Bill O’Flanagan, owner of the dealership, wants to address as many of the residence concerns as possible.
 - The current dealership property is inadequate for their needs. Feels the plans proposed will be a major improvement. If the Board of Commissioners approves the map amendment, the developer will still have to go through the process of Land Development, special exception and the township can impose conditions if necessary.
 - The applicants intent is to reverse subdivide the parcels. The County review

at that time recommended that the parcels be consolidated and rezoned.

- The owner of the Dealership has an agreement so the cars are delivered to a property in Essington and not at the dealership.
- The Manufacturer requires dealerships to come up to current standards.

Mr. Robert H. Linn, Architect gave an overview of the map amendment as proposed and indicated the following:

- Requesting a map amendment to take a piece of property that is currently zoned B-Residential and ask that it be joined to the E-Business district. Currently the dealership exist on two parcels that are a combined 2.1 acres.
- The applicant wants to take a 2.1 acre parcel and make it a 2.6 acre parcel.
- Showing the proposed future land development.
- Currently, 305 West Avenue, a single family residence/parcel, is located to the north of the Dealership property.
- The existing dealership is located presently on the westerly and easterly sides of West Avenue.
- Had a very productive meeting with the neighbors on February 21, 2017.
- On the easterly side of West Avenue the applicant proposes a new building with a brand new show room, with auto bays in the rear.
- Five service bays facing West Avenue that will be air conditioned to avoid noise.
- Move current parking to far side of building (East side)
- The size of building will reduce from 26,000 to 23,000 square feet.
- Deliveries will be made during business hours; no new cars will be dropped off at this site.
- Designated pull in location on the westerly side.
- Proposing an eight foot tall fence and a row of evergreen trees.
- With regards to test drives, trying to change the cars from driving on West Avenue.
- Proposed landscaping buffer around the perimeter of the property
- Presently combined buildings have a square footage of 26,000 square feet with 150 – 160 pkg. spaces.
- The proposed building would be 23,000 square feet with 200 pkg. spaces and will be much more efficient.
- At present the dealership could not survive on 2.1 acres.

- Future plans propose trying to clean up the existing mess and make it a more functional property.

Joe Mastronardo's comments and concerns:

- Petition before Springfield Township to re-zone.
- According to the Pennsylvania Municipal Planning Code all municipalities are required to evaluate the petition to amend the zoning map to extend to e-business district.
- Demarcation line between commercial and residential district along Baltimore Pike is inconsistent.
- If extending the E Business District, then the TND 3 Overlay should encompass all the parcels that are incorporated in the petition as well. All the controls we have in TND establishing the Baltimore Pike street scape and

- the screening and buffering requirements will also apply to the property.
- The County is in receipt of a copy of Springfield Townships report dated March 2, 2017 for their review.
 - A lot of what the public is commenting on is really connected to Land Development and the Planning Commission is to decide whether or not to re-zone the property.
 - There are ways of diverting the light.
 - Do the zoning change in conjunction with a Land Development plan.

Bill Cervino's Comments and concerns:

- Spoke with Mr. Dennis Derosa from the Delaware County Planning Department. Rezoning would have to include a lot consolidation, by moving the zoning line you would create nonconformities with that parcel. It is difficult to make that kind of decision without seeing the actual land-development plan or something that is being proposed in order to make a decision to move a zoning line.
- Concerns with zoning change, if the zoning is changed, than the property, 305 West Ave., becomes a non-conformity

Planning Commission comments and concerns:

- What are the manufacturer concerns?
- No representative from Millers present.
- Concern for residents
- Owner needs to address the resident's concerns.
- There needs to be another meeting with the neighbors and the owners.
- Lacking information.
- Clean up the rear of the property.
- Not enough information to make a motion tonight.

Public Comment

- Thomas Kinka, 281 West Avenue, against the project concerns with deliveries, traffic, impervious surface, illegal use of 305 West Ave. property. New dealer/owner is aware of concerns and has done little to resolve it.
 - Mike & Margie, 636 Cambridge Rd., against the project, noise, dumpster, traffic, accidents-placed 81 911 calls regarding illegal parking and unloading of vehicles and property value.
 - Bob Winters, 280 West Avenue, against the project, decline of property value, traffic.
 - Regina Wilson, 633 Cambridge Rd., against the project, decline of property value.
- Mr. Gorgone entertained a motion to adjourn.

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

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
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<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 8:15p.m.

