

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** March 7, 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. Arrell, Mr. Kennedy, Mr. McGann and Mr. Cortese.

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

**Approval of Minutes:** A motion was made by Mr. Arrell second by Mr. McGann to approve the December 6, 2018 minutes.

### Roll Call Vote on

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<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. Cortese	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Conditional Use Application for the Olde Sproul Shopping Village – Outback Steakhouse & Mission BBQ. Present to represent the applicant was Gregg Adelman, Esq.. Mr. Adelman reviewed the Conditional Use Application and indicated the following:
  - Conditional Use Site Plan for the Renovation of Office Depot.
  - No or very little changes to the site.
  - Building footprints are staying the same. No modifications to the structural walls.
  - Getting a renovation, facelift with a couple of additions attached to it.
  - Accesses of parking off Baltimore Pike will remain the same.
  - The Office Depot building is 18,000 Square feet.
  - The applicants are using the existing footprint i.e. Outback, Mission BBQ, and Mattress Warehouse which is not a conditional use it is a buy right retail store and one other space that does not have a tenant yet.

- Modernized refaced in terms of a new refreshed structure.
- Mission BBQ has also has a conditional use which is an accessory use which is the outdoor seating area.
- Park benches with umbrellas off to the side on an extended sidewalk area.
- Fenced area metal split rail fence along the exterior at the edge maintaining a 48 inch walking area between the seating area and building, also proposing a small fence with a planter enclosure to create a three sided seating area.
- The applicant is not expecting any changes with regards to the traffic, since it is the same type of retail going into the property. Traffic should peak in the afternoon and the evening.
- Presently a 8 ft. fence is being repaired and or reinstalled in the rear throughout the entire property.
- Will replace vegetation in the rear.
- With regards to lighting will adhere to the Township Ordinance with respect to being shielded and cut off.
- There are two trash dumpsters proposed 2 receptacles in the corner fully enclosed to make sure trash will not be blowing onto nearby properties and will be fully enclosed.
- Currently Unauthorized use of parking is a problem, a fence is proposed to cut off crossing traffic.
- In receipt of the Township Engineers comments.
  
- Items 1 a b c & d deal with some Land Development issues and this is not this is a Land Use change in tenants, not proposing land development.
  
- Larger tenant being split into 4 tenants.
- Not creating additional impervious surface with regards to stormwater management.
- Improvements have been done to the property with respect to the inlets in the area.
- Will comply with 1D, Ei, ii, iii will add an a continuous 8ft fence around the property.
- Install cameras in the rear of the building and tie into the security systems.
- 1 f will not comply
- Will comply with 1g.
- Will not comply with number 2.
- Will comply with 3, sufficient parking, there's 329 parking spaces, 17 designated tenant spaces, 11 of which are new making the existing qualified spaces 312.
- Will comply with the delivery vehicles parked on the side.
- Large Bam Bam truck, which is used for deliveries.
- With regards to truck tuning there is adequate circulation for loading and unloading. Will supply templates to the Township.

- The site is located in the SC-2 only, the plans will be revised accordingly.
- Will comply with item #6.
- Can put additional shielding on the fence. Add T111 to the fence.

Planning Commission Comments and Concerns:

- Trash with regards to Delivery Trucks and Times
- Will there be BBQ pits on the outside location
- TV's or speakers, sound system outside, background music
- Exhaust Issues
- Outback Steakhouse and the Exhaust System
- 1-C Storm water Management, do an evaluation, include a management design plan.
- Control the delivery times nothing before 8:00am and no later than 3:00pm

Eric Hafer, Architect, indicated the following:

- This past Summer we just redid this area with permits, took out some asphalt and put in more greenspace increasing parking spaces and decreasing the number of asphalt.
- A permit was obtained to do this work by Mr. Cervino and Mrs. Bennett.

Eric Johnson indicated the following:

- The applicability of the TND Ordinance is not for this committee to decide, the determination has to be done with the Solicitor.
- New or replacing, not new impervious coverage. Back in the North East corner of the lot, there is a backup of water. address the clogging of the inlet.
- Add additional ground cover as per the Township where the loading dock is and where the grease trap will be located.
- The Sanitary Sewer system in the state of Pennsylvania is governed by DEP, Act 537 planning module. The Township does have to monitor the system ultimately even the township has to have everything approved by the State.

Bill Cervino, Comments and Concerns:

- Did issue a grading permit so that they could redo some of their off street parking for landscape islands to better configure parking on that site. Storm water management was not part of that review. Subsequent to the issuance of that permit and the work being done we still have issues with that inlet at

- the eastern portion of the property it clogs with debris etc.
- With regards to the Fire Lane, the Fire Marshal did review the plan.

Joe Cianfrani from Kaiserman Comments and Concerns:

- Will look in to the storm sewer inlet and clogging.
- Will work with the residents with regards to the fencing.

Roger Sullivan, from Mission Barbecue, General Counsel, indicated the following:

- 77 locations in the 16 States.
- 10 in Pennsylvania.
- Springfield meets demographics.
- Started September 11<sup>th</sup>, 2011.
- Emphasis on family, friends and the community, first responders,
- Give back to the local communities
- Wednesdays are Charity Night for Fire
- Thursdays are for Police
- Fridays are for USO
- 100% of the proceeds go back to local fire, police and USO
- Saturday is friends and family
- Sundays closed.
- Monday is open for the community
- View themselves as their own version of first responders.
- Mon – Thurs 11- 9:00pm, Fri – Sat 11-10:00pm, Sun 11:30 – 8:00pm
- Split rail fence on the side where there will be outside seating.
- Sound system outside, low volume ambiance type.
- No alcohol is served at this location.
- Ambassadors who will monitor cleaning inside and outside.

Jamie Butler, from Bloomin Brands, indicated the following:

- New Brand look
- Hours 11-10pm 7 days a week
- No Outdoor seating
- Benches outside under a canopy
- Mood music, ambient
- Serves Alcohol

- Sell more food than alcohol
- Same operations, same operators
- Six takeout parking spaces

**Public Comment:**

- Allen Kapchinsky, 717 Sheffield Drive, concerns with outdoor eating area, highest quality exhaust system to prevent odors and smells, solid fence 8 ft. high, Sewer at the eastern end of the property.
- Richard Dade, 727 Sheffield Drive, no lighted signage on the side of Outback, concerns with odors, noise from the air units baffels, solid fence and trash issues, outback parking spots for picking up food, deliveries being made at 5:30am.
- Mark Concannon, 705 Sheffield Drive, Privacy, quiet and trash management.
- Jim Bruno, 723 Sheffield Drive, opposed to outdoor seating with regards to trash and noise, location and number of Mission Barbecue takeout parking spots, location and number of Outback takeout parking spaces, fire lane, parking spaces location, put parking spaces in front of the building and handicap spots on the side of the building, please make fence so that light will not shine through. Sanitary Sewer System capacity.
- Marilyn Derby, 663 Sheffield Drive, trash concerns, bushes die from the vines coming from the Kaiserman property, Would prefer 8ft. fence versus 6ft.

**Motion:** Mr. Kennedy made a motion second by Mr. Gagliardi to recommend to the Board of Commissioners to approve the Conditional Use Application for the Partial Redevelopment of the Olde Sproul Shopping Center subject to the following conditions:

- Resolution of comments provided by the Township Engineer's report dated March 6, 2019.
- Provide a Stormwater Management design plan for the proposed redevelopment, which includes an evaluation of the existing storm sewer system on the site to improve capture efficiency and limit clogging due to parking lot litter and debris.
- 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.

- Provide an exhibit detailing the replacement of and amendments to existing vegetation within the perimeter landscape buffer for plantings that have died or are in decline; and install a continuous 8-foot high opaque screen fence along the adjacent residential properties within the buffer area.
- Provide a lighting exhibit demonstrating the use of effective, subdued and adequately shielded fixtures to restrict light projection beyond the property boundary.
- Limit noise from outdoor speakers or related to the outdoor seating area by regulating the hours of operation of outdoor activities as determined by the Board of Commissioners, but in no case later than 11:00 PM.
- Acquire the necessary sanitary sewer capacity from the appropriate downstream collection, conveyance and treatment authorities for the redevelopment. Appropriately sized outdoor grease traps are required, as specified by the Township Plumbing Inspector, to separate oils and greases in the waste stream from entering the sanitary sewer.

**Roll Call Vote on Motion:**

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.  
**Motion:** Mr. Kennedy made a motion second by Mr. Cortese to adjourn the meeting.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<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. Cortese	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

**Meeting**  
**Adjourned** Meeting adjourned at 9:20pm