

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: April 5, 2018

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

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

Members Present: Mr. Gorgone, Ms. Siletsky, Mr. Arrell, Mr. Gagliardi, Mr. Cortese and Mr. Kennedy.

Also Present: Eric Johnson, P.E., Pennoni Engineers, William J. Cervino, Zoning Officer

Approval of Minutes: A motion was made by Mr. Arrell second by Mr. Cortese to approve the February 1, 2018 minutes.

Roll Call Vote on

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

THE MOTION WAS APPROVED.

- The first order of business was the Zoning Ordinance Text Amendment TND-5 Zoning Overlay District: Active Adult Village. Mr. Thomas Committa, Thomas Committa Associates was present and indicated the following:
 - As a planner and landscape architect, he worked for Springfield Township on various projects such as designed landscape plans for Springfield Square North and South. Township Zoning ordinance of 1985 and 2010 which included a grant for TND Developments.
 - TND-5 was introduced in 2010 as a Continuing Care Retirement Community (CCRC) in the “A” Residence and “F.” Industrial Districts.
 - After 2008 no one has developed a CCRC type development.
 - Active adult communities became the new design.
 - A Property owner requested the Township change the ordinance from a Continuing Care Retirement Community to an Active Adult Village (AAV) type community development.
 - The Board of Commissioners requested Mr. Thomas Committa to develop new provisions for the Active Adult Village.
 - Proposed uses, requiring a conditional use approval, are assisted living

facility, office building and single family dwelling. Limited retail within the office building and assisted living facility is also proposed.

- Main Line Hospital Health is looking for office space.
- Will come back in May with possible revisions.
- Comment number 7 in the Engineer’s letter regarding service lanes may not have to be changed.
- Possible change is to not have both Continuing Care Retirement Community & AAV in same ordinance provision.
- Change will be considered substantive.
- May have to have a public hearing in July instead of June.
- Delaware County Planning Department will have to review changes.
- Will have to research item #4 in the engineer’s letter regarding changes in providing one story below grade for the office building.
- Rock may be encountered.
- Also, basements for dwellings may be impacted by the rock.
- A Commonwealth Court case stated substantive change to an ordinance requires a new review.
- Development will be out of wetland delineations.
- Review concept plan.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

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

THE MOTION WAS APPROVED.

Meeting
Adjourned Meeting adjourned at 7:50p.m.