

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** May 3, 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, Mr. Gagliardi, Mr. Kennedy, Mr. McGann and Mr. Cortese.

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

**Approval of Minutes:** A motion was made by Mr. McGann second by Mr. Cortese to approve March's minutes.

### Roll Call Vote on

#### Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY
Mr. McGann	■ 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, President of Thomas Committa Associates was present and indicated the following:
  - Pennoni Associates and Delaware County did reviews on the March 26, 2018 document.
  - There were a lot of discrepancies in the 2010 Ordinance.
  - From 2008 to 2010 Mr. Thomas Committa rewrote the Ordinance and created TND 5 Consisting of a Northern Portion and Southern Portion.
  - 1 Overlay A Dist. – Continuing Care Retirement Community (CCRC)
  - 1 Overlay F Dist.
  - Since 2010 no more CCRC's have been built. After 2010 Amendments were adopted.
  - The Delaware County Planning Commission reviewed the proposed amendment and found inconsistencies which will be addressed.
  - Active Adult Community - threshold to be 15,000 Square feet.
  - Went through every page of the TND ordinance for inconsistencies.
  - Pennoni questioned grammar ie "the".

- Bill Cervino took the April 24, 2018 revised version to the Delaware County Planning Commission for review.
- If all goes well, the ordinance will be before the Board of Commissioners on July 10, 2018 for a public hearing and approval.
- In the Northwest corner of the site a Medical Office building for 24-7 care with accessory community uses on the ground floor is proposed.
- No drugstore or Wawa is proposed.
- Mr. Committa will defer to the Solicitor regarding Mr. Cervino's comment on page 5.
- Thought process on 3 stories versus 2 stories, concern is not just the height but the location.
- The Assisted Living and Medical Facility Retail uses are all self contained.

Bill Cervino's comments and concerns:

- Through review of page 5, maximum building height in the TND should be 3 stories not 4.

Planning Commission Comments and Concerns:

- The size of the Assisted Living/Medical Facility are all retail self-contained.
- Remove commercial uses other than what the Board of Commissioners might consider.
- Tabled until Delaware County Planning review letter comes in.

The second order of business is Piazza Honda; Mr. Adam Brower, E.B. Walsh Engineers was present, Mr. William Brennan was present representing the applicant and indicated the following:

- Started this project back in 2015.
- Make a trade to remove eyesore and fix up the property at the corner.
- Also Proposed is a carwash and coffee shop located at E. Woodland Avenue portion of the site and a 300 square foot building addition.
- Filed Preliminary plan to accomplish the car wash and removal of the carpet store.
- March 30, 2017, met with Jim Byrne.
- Client changed scope of the project. The car wash and coffee shop will be opened to the general public.
- Zoning revised regarding (4) and special exceptions.
- Variances will be sought for following sections of the Zoning Ordinance – 143-82 C, 143-86D, 143-55 B2F.
- Special exception to allow the carwash to be a public use.
- Variance to allow the coffee shop to be a public use.

- The applicant feels will benefit the community.
- Options for possible food establishments are Manhattan Bagels, Starbucks and Subway Express.

Adam Brower's Comments and Concerns:

- The original thought was a car wash is more readily provided to clients, one step better than another car dealer.
- Preference would be to sublease for food vendor.
- Applicant is not pushing the public angle.
- Stacking of 6 vehicles for car wash is proposed.
- Internal circulation has been provided, but will discuss further with the Township Engineer.

Planning Commission Comments and Concerns:

- Original plan is more beneficial versus the new plan.
- Reason for changing from private to public.
- Is food vendor for Piazza or outsourced?
- Third Party Tennant/Sub Tennant
- Stand-alone pad site and circulation through the site
- Creating a whole different situation.
- How would traffic be affected, it is already a high traffic area. A traffic study would be warranted.
- Thought process is a good idea.
- Public use of the car wash and coffee shop versus private could make the car dealership less favorable and could be problematic.
- Raising Carpet building.

Bill Cervino's comments and concerns:

- Could generate traffic.
- The proposed multi use of the property are not permitted principal uses. Therefore, the proposed uses are not deemed a conditional use.
- Car Wash, Lunch café and expansion of the Car dealership are all uses by special exception.
- Revise parking and circulation for general public use.
- If the level of service of the street/intersection drops below C, the Zoning Hearing Board would have to grant a variance.
- One permitted use per lot.
- Car wash and coffee shop are not permitted principal uses.
- The proposed uses, general public is not deemed and expansion of the dealership.

- Traffic Study would not be needed if public car wash and coffee shop is not proposed.
- The applicant is responsible for re-notification to neighbors when presenting the Preliminary Plan to the Planning Commission.
- The Township will notify owners within 250 feet of the property when the Zoning Hearing is rescheduled.
- 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	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY

THE MOTION WAS APPROVED.

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