

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** May 4, 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, Mr. Kennedy, Mr. Arrell, Mr. McGann and Mr. Cortese.

**Also Present:** Joseph Mastronardo, Township Engineer, William J. Cervino, Zoning Officer, James J. Byrne, Jr., Township Solicitor

**Approval of Minutes:** Mr. Kennedy made a motion second by Mr. Arrell to approve the March 2, 2017 minutes.

**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
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
Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Solicitor James J. Byrne stated that at the joint request of the attorneys for the School District as well as the attorneys for St. Francis a request for a continuance in the matter has been continued until a Planning meeting in the future and it will be publicized.

With regards to Millers Jeep there is a reverse subdivision and Zoning Change, that is what the Planning Commission is here to comment on tonight. This is not a sketch plan review. If a motion is made tonight then the applicant would have to go through the normal process of sketch plan, preliminary plan and final plan review.

- The first order of business was the Preliminary Plan for Springfield Hyundai, 794 Baltimore Pike.

Mr. Chris Burnicker, Mr. Jose Grande, Engineer for the applicant was present and gave an overview of the plans as submitted and indicated the following:

- The applicant proposes a 1,350 square foot addition next to the existing showroom. The applicant proposes going off the back of the existing service department 49 feet and add 1350 square feet next to the existing showroom. Will add 6 service bays and different offices for office personnel.
- The applicant is in receipt of the Township Engineers report and will comply with all items. The Land Development plan submitted back in 2004, took the plan from what was proposed then we are adding to the rear and to the front with an addition and it's all within the existing impervious surface.

- Will comply with all items in the Township Engineers report dated May 4, 2017 and stated will take time to go through each item and come back before the Planning Commission and go over all the changes.
- As per Mr. Burnicker just an addition to the existing building.

Joe Mastronardo's comments and concerns:

- Is it a single story in front.
- Zoning and Stormwater requirements that were subject to previous plan have changed. Stormwater Management Ordinance was adopted in 2012 and the Zoning Ordinance was adopted in 2010.
- Some existing nonconformities because it is a developed property along the pike that doesn't comply with current zoning. New projects have to comply with the new code and that includes TND overlay, Stormwater Management, Act 167.
- Will set up a meeting with Mr. Cervino, Mr. Burnicker and Mr. Grande.

Bill Cervino's Comments and concerns:

- With regards to the Proposed Building addition, is this for the existing automobile sales and service use. As per Mr. Burnicker there will not be a second proposed use.

Planning Commission comments and concerns:

- What are the manufacturer concerns?
- The second order of business is the Sketch Plan for Millers Jeep, 230-244 Baltimore Pike and 305 West Avenue. Mr. Don Petrosa, Robert Linn, Architect, and Adam Powell, project engineer. The applicant is requesting a zoning map amendment to change the Zoning of Parcel #4, 305 West Avenue from B Residential to E business and TND3 Overlay district as well as the rear portion of Parcel 3 which inadvertently got zoned residential, the zoning line between business and residential goes right through the building. Recommended for approval of map amendment by the Delaware County Planning Commission.
  - Rezoning lot at 305 West Avenue, meeting with neighbors; concerns from community landscaping and buffering issues.
  - No service bays facing West Avenue.
  - At present the Miller Properties are 2.1 acres, a .5 acre parcel is to be added.
  - The existing car dealerships cross into residential zoning.
  - Potential development plans
  - Building on the east side of West Avenue.
  - Public Parking is proposed on the east side of building.
  - A parking lot for storage is proposed on the West of West Avenue.
  - Service bay access and drive through car drop off east of building.
  - Access on Baltimore Pike and West Avenue will be L shape

Planning Commission comments and concerns:

- Subject to Preliminary Plan.
- Relative square footage of old and new building.
- Jim Kennedy made a recommendation to table a decision on the lot consolidation and zoning to better understand issues before making a recommendation to the Board of Commissioners.

Public Comment:

- Mike Devenney, 636 Cambridge Road, 5 accidents at West Avenue & Cambridge since the March meeting, expanding the business will not help the situation. Unloading cars on West and Cambridge.
- Marjorie Devenney, 636 Cambridge Road, Site is too small for Miller’s business, blackmailing– make lives better if permit land development, Commercial creeping into the residential area.
- Pat Clark, 293 West Avenue, will live next to Millers if this is approved, disruptions to her front lawn by existing businesses, can other adjacent residential properties be rezoned and consolidated to commercial properties.
- John Dent, 286 West Avenue, 305 West Avenue is a residence, against the project, increasing volume of businesses, should not approve.
- Patty Stevens, 277 West Avenue, 305 West Avenue was paved when purchased by Miller, stormwater runoff concerns.

- Mr. Gorgone entertained a motion to adjourn.

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

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

**Meeting  
Adjourned**

Meeting adjourned at 8:15p.m.

