

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** June 7, 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. 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 Ms. Siletsky second by Mr. McGann to approve May's minutes.

### Roll Call Vote on

#### Motion:

Mr. Gorgone	■ 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 Preliminary Final Plan for the Dortone Subdivision. No representation was present. The Zoning Board denied the applicant's application seeking dimensional variances.

**Motion:** Mr. McGann made a motion second by Ms. Siletsky to recommend to the Board of Commissioners denial of the Preliminary/Final Plan for the Dortone subdivision due to the denial of Zoning Variances.

- The second order of business was the Zoning Ordinance Text Amendment, TND-5 Overlay District; Active Adult Village. Mr. Thomas Committa, President of Thomas Committa Associates was present and indicated the following:
  - Is in receipt of the Delaware County Planning Commission Report.
  - Joe Mastronardo sent a letter making a suggestion to change the definition of Active Adult Village, as per the Delaware County Planning Commission.
  - Sent the definition/letter-amendment today to Joe Mastronardo, Bill Cervino and Jim Byrne, Esq.
  - Hopefully the Board of Commissioners will consider this application at their

July 10, 2018 meeting.

- Send it back to Delaware County for another clarification.
- Bill Cervino, Joe Mastronardo, Eric Johnson and I had several conference calls and meetings to go over the Delaware County Planning comments from back in March.

Eric Johnson's comments and concerns:

- The changes to the definition are consistent with what we saw and what the Delaware County Planning Commission recommended.

**Motion:**

Mr. Arrell made a motion second by Mr. Cortese to approve the TND-5 Zoning Overlay District as amended contingent upon the subsequent review and approval by the Delaware County Planning Commission.

The third order of business was the Sketch Plan for Phase 1 A at The Estates at Coventry Woods. Mr. Dave Damon and Thomas Committa were present to represent the applicant. Mr. Damon gave an overview of the sketch plan and indicated the following:

- The property totals 46.7 acres. The Phase 1A site is a 2.3 acre parcel located in the North West quadrant of the property at State Road opposite Weymouth Road.
- A Medical Office Building is one of the proposed uses.
- Submitting plans because there is a possibility of tenants who may want to occupy the building.
- Is in receipt of the Township Engineers comments dated June 7, 2018.
- The medical office building situated so that it's opposite a future traffic light that will be at Weymouth road which would be the main boulevard entrance into the development.
- Monroe pipeline that runs along the frontage on the South side of State Road is about 25 feet in from the edge of the Road.
- The site is bounded by Rolling Green Apartments and a small tributary to Darby Creek that comes from the pond at Rolling Green Golf Course which comes under State Rd. and borders that West side of the site.
- The site would be developed under the TND-5 Zoning Overlay Requirements with regards to set-backs; it will be close to the main boulevard entrance to be away from the floodplain area to minimize the disturbance.
- The Building will be kept out of the steep slope area so that it will be founded on natural ground.
- Item #1 will comply, Conservation Easement.
- Item #2 warrants discussion. Zone A Floodplain. Alberts Run a tributary

located at the South end of the site which is preserved as a Conservation easement when Coventry Woods was developed. Will avoiding development in that area flood plain except the possibility of recreational things which are an allowable use within that conservation easement.

- The site is bordered by a tributary in a flood prone area which states you need to be 50 feet from the top of the bank of the stream.
- There are three streams in the 46 acre site.
- Will need to go to the zoning hearing board for relief when structures are within 50 feet to the top of the bank.
- Requesting waivers in Item #3 regarding disturbance in the steep and very steep slopes/conservation district and within the 50 foot riparian stream buffer. Providing more than 50 ft. setbacks from the stream until the crossing.
- Closer than 50 ft. to those wetlands, that's where we are reducing the riparian buffer.
- Item #4 - Density of 10 units per acre is permitted. 7.33 units per acre is proposed, which including the future Assisted Living Facility that will be situated opposite the Medical Facilities building.
- Item #10 will require a Zoning Variance or reconfiguration with the building in that area.
- Proposing 46.7 acres be preserved as open space. A lot of open space will be walking trails along the streams with regards to Item #12. Will go back and change plans with flat buildable areas for open space.
- Items 11, 13 through 17 are all will comply's.
- Streetscape is proposed along the street frontage.
- Will reduce storm water run-off drastically.
- Highway Occupancy Permit and traffic study
- Project will be done in phases.
- Medical office building will have a retail component.
- Parking for the medical office will be based upon the number of practitioners.
- The detailed submission for this property is phase 1.
- Additional submission for the rest of the site.
- Approximate timetable for phase one is a year and half.
- Jointly owned sewer for the site.
- There is sewer capacity for phase 1.
- Condo style ownership lines represent unit areas like a yard.

#### Planning Commission Comments and Concerns:

- Stormwater Management/Run off
- Traffic concerns and Penndot approval.

- The project will be done in stages.
- Parking and reduction of spaces due to public transportation allowance.
- Environmental impact study.
- Open space.
- Location of Mailboxes.

Bill Cervino's comments and concerns:

- Sidewalk stopping short of the westbound property line along State Rd.
- Accessory structures in the townhouse unit yards
- Post office set the standards with regards to the location of the mailboxes.

Eric Johnson's comments and concerns:

- Item #1 regarding preliminary/final plan submission for the entire project site.
- Parking – Public Transportation
- Covering various uses.
- Providing more information than what is currently shown on the plan.
- All owned as one condo association.

Tom Committa:

- Regarding Item #1, all plans will need to be filed by June 21, 2018 with regards to the July 12, 2018 Planning Commission Meeting. Section 143-91B, include a full Preliminary Plan. Owe Conditional Use plan for the entire site. Environmental impact assessment report for the entire site.
- Public realm plan.
- As different phases are completed, open space with bocce ball courts, a fitness cluster, and other recreational facilities are proposed.
- If you have any ideas for other recreational activities. Please feel free to contact the applicant.
- 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**

<b>Motion:</b>	Mr. Gorgone	<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 8:20p.m.