

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** September 6, 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. Arrell, Mr. Kennedy, Mr. McGann, Mr. Gagliardi 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. Arrell to approve the August 16, 2018 minutes.

### Roll Call Vote on

#### Motion:

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

THE MOTION WAS APPROVED.

- The first order of business was the Medical Marijuana Ordinance. Bill Cervino gave an overview of the ordinance and indicated the following:
  - In April of 2016, The State passed the Medical Marijuana Act. The Act requires that all municipalities provide for dispensaries and grower/processing facilities in their Zoning Ordinance. A copy of the ordinance has been sent to the Delaware County Planning Department, but review comments have not been received.

Planning Commission Comments and concerns:

- Delaware County review comments.

**Motion:** Mr. Cortese made a motion second by Mr. Gagliardi to recommend to the Board of Commissioners approval of the Medical Marijuana Ordinance contingent upon the approval from the Delaware County Planning Commission.

**Roll Call Vote on Motion:**

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

- The second order of business was the Sketch Plan for PM Pediatrics, Mr. Mark Damico, Mr. Joseph Quinto and Mr. David Damon, H. Gilroy Damon and Associates were all present to represent the applicant.

Mr. Mark Damico gave an overview of the sketch plan submitted and indicated the following:

- The applicant proposes to demolish the building. The concrete slab and basement will remain.
- Met with the Township on July 31, 2018 to provide a project overview.
- Not altering the footprint so the project should not need Land Development.
- According to section 143-91A, of the Zoning Ordinance the applicant is required to submit a sketch plan to the Planning Commission for comments on the design.
- Will need Zoning Relief on certain TND requirements and structures in the buffer strip and possible sign requirements.
- Will meet with Joe Mastronardo and Bill Cervino.

Mr. Joseph Quinto gave a brief overview of the plan and indicated the following:

- The applicant feels Springfield Township is a desirable community for this business.
- There are 35 locations in other states; presently one is opening up in Wayne.
- Founded in 2005; largest provider of pediatric care.
- All PM Pediatrics are staffed with a Pediatrician at all times.
- Onsite X-Ray and EKG machines
- The Pediatrician on site will work with the Pediatricians in the area.
- Non-scheduled Emergency care/urgent care.
- Open 365 Days a year.
- Hours are noon to midnight.
- Service is from infancy to 18 years of age.
- All insurances are accepted.
- A staff of 3-4 people always on site.

- The staff will park in the rear.
- A stone building façade is open to discussion.

Mr. David Damon gave an overview of the sketch plan submitted and indicated the following:

- The site is where Zinni's Dresses used to be 527 Baltimore Pike.
- The building will be demolished down to the concrete slab.
- Street trees, landscape buffer and a trash enclosure will be provided.
- Some variances will be needed from the Zoning, TND requirements.
- Will add a walkway and retain access to the basement in the rear of the building.
- Will provide landscaping to make the property more architecturally attractive.
- One space in front.
- Removed 11 parking spaces in the rear to provide for additional buffer planting area.
- Thirty-three spaces will be provided and will be consistent with the Zoning Ordinance for a Medical Office use.

Planning Commission Comments and Concerns:

- Consider removing right in and right out onto Baltimore Pike and seek approval with the bank property for Ingress and egress at the traffic signal at Baltimore Pike and Saxer Ave.
- Stormwater management
- New building should be an aesthetic upgrade.

Eric Johnson's Comments and Concerns:

- Certain level of grading.
- Land Development decision will be made by the Solicitor.

Bill Cervino's comments and concerns:

- Number of employees that will be onsite at greatest shift.
- Architectural rendering doesn't meet the TND Overlay requirements.

THE MOTION WAS APPROVED.

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

THE MOTION WAS APPROVED.

**Meeting**  
**Adjourned** Meeting adjourned at 8:00p.m.