

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: October 5, 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. Kennedy, Ms. Siletsky, Mr. Arrell, Mr. McGann, Mr. Gagliardi and Mr. Cortese.

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

Approval of Minutes: A motion was not made to approve the June minutes.

Roll Call Vote on

Motion:

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

THE MOTION WAS APPROVED.

- The first order of business was the Conditional Use application and Preliminary/Final Land Development Plan application for the Springfield High School, 111 W. Leamy Avenue. Mr. Don Petrosa was present to represent the School District. Various members were present, please see attached personnel list. Mr. Petrosa gave an overview of the Plans submitted and indicated the following:
 - The plan now before the Planning Commission has been revised since the November 10, 2016 plan.
 - Spent 3 months trying to work out issues with St. Francis; in July the parties came to an agreement.
 - Thanked the Township staff and consultants for working with them and providing good input.
 - Filed a Zoning Application and met with the Zoning Board on 7-27-2018, 9-28-2017, will meet again on 10-26-2017.
 - Suggested Traffic improvements along S. Rolling Road allows traffic approaching from the east to have a pull off area and on-street parking.
 - The requested Emergency services access improvements have been provided.
 - The distance between the high school and St. Francis property line has been doubled to 140 ft.
 - A 80 ft. wide buffer area along the St. Francis property will be provided.

The buffer area will consist of a 25ft wide berm, evergreen and deciduous trees and a decorative fence.

- A separate emergency access from Leamy Avenue has been provided.
- Agreed to make Speakman Drive an emergency access only which will cut down traffic on the campus.
- Received the review letter from the Township Engineer on Thursday, October 5, 2017. Did not have time to review the comments and will need time to respond.
- The Conditional Use Application relates only to the height of the light standards for the athletic field lighting.
- Less light spillage off the property is proposed compared to the original plan of 2007.
- Will see how things function on Rolling Road & Saxer Avenue and will have someone monitor the area for a period.
- The new school will be air conditioned.
- Will look into a barrier of some type other than a fence for Rolling Road.
- No response has been received from the Delaware County Planning Commission.
- The agreement between St. Francis and the School district was signed on July 24, 2017.

Mr. Chris Jensen, PE, reviewed the plans as submitted and indicated the following:

- The building was shifted to create approximately double the amount of space between the building and the property line; this results in a larger green buffer area with a substantial landscaped area, 25ft. in width, along the property line that is on top of a six ft. high berm.
- Added a dedicated driveway to the east side of Rolling Rd. to the school building.
- Added access to Leamy Avenue to the main Parking facility as part of the change.
- One athletic field was removed and one was shortened in length.
- There are 400 Parking spaces and 37 bus spaces proposed
- A six lane track is proposed.
- Regarding Rolling Rd. changes; the applicant added a dedicated lay by areas and drop off areas coming from the east. Added 44 on street parking spaces; acts as a traffic calming mechanism.
- Lighting has been improved quite significantly.
- No light on adjacent resident properties.
- 4ft high fence is proposed along the property line of Rolling Road and SEPTA for safety reasons.

Mr. Eric Ostimchuk – Traffic Planning & Design gave an overview of the plans submitted and indicated the following:

- The final traffic study for supplements was completed in March of 2017.
- Evaluated 24 intersections as part of their study.
- No change in patterns due to the school; little or no impact is proposed.

- Focus was on roadways that are adjacent to the school and how they can create better traffic flow through design elements.
- Drop off and pick up area which occurs along Leamy Ave. traveling Northbound was evaluated. The cue of drop off is twenty minutes in the am & pm and extends down to Powell which blocks the public thoroughfare and contends with the trolley track crossing.
- Some internal drop-off locations were provided so the cue could extend through the parking area and out onto Leamy Ave.
- Additional drop off areas along Rolling Road were provided to help to move traffic and eliminate contention with the trolley crossing in close proximity.

Mr. David Schrader, gave an overview of the plans as submitted and indicated the following:

- Evaluate the view of the property from the St. Francis property.
- The proposed building is a two story structure at both sides, with a three story portion more towards the center of the site.
- A covered walkway is proposed along the stadium/Rolling Rd. to the center part of the building. The goal of the area is to collect students and have them enter the building at various locations.
- At the home side bleacher area, the applicant is trying to create a “cool” alley space in between the stadium and building to provide a student centric space, for students to view memorabilia, logos and things yet to be designed.
- Busses will unload in the back of the site. In inclement weather, there will be a covered area in the back side of the building for students to come through.
- There will be ways for students to enter the site and building from various directions.
- A six lane walking track is proposed.
- Building Heights: front part along Rolling Road is 32 ½ feet to top of parapet; the back side along Speakman is 30 feet to the top of the parapet and 28 feet to the roof line. The 3 story portion of the building which is set back from Rolling Rd. is 45 ft. to the top of the parapet and 43 to the top of the roof. Applied for a 46 ft. height variance because there is a slight difference in grade, approximately 1 ft.
- Blue gym is 43 ft. and compares with the gold gym which is a 37 ft. tall building.
- The roof height of St. Francis is 42 plus ft.in height.
- All mechanical systems will be below the parapet line.

Joe Mastronardo comments and concerns:

- The applicant characterized the site changes appropriately; major changes traffic related to improve on and off circulation and pick up and drop off areas. The Rolling Road revisions provide options to distribute the cues to different locations around the site coming from different sides of town so

that everything is not concentrated in one spot like we have today on Leamy Avenue.

- The Township does not want traffic backing up on Rolling Road and Saxer Avenue.
- The second major change is the Emergency access drives throughout the site; the applicant is providing wider emergency access lanes and an access drive off of Leamy Avenue. There is a dedicated emergency access drive off of Speakman which is a positive change. Emergency vehicles can enter from the end of the parking lot. All drives do come together in the center of the site. There are multiple options for Emergency Vehicles to enter and maneuver through the site which wasn't present on the first plan.
- There are still a lot of comments to go through with the applicant's engineers i.e. Traffic, site conditions, stormwater management to make sure we are putting forth the best plan we can for the School District and the Township.

Planning Commission Comments and Concerns:

- Who will be maintaining Rolling Road such as snow removal from sidewalks, parking spaces and drop off areas?
- Concealment of Mechanical systems on the rooftop.
- Has the applicant received a response from Delaware County Planning Commission?
- Has the agreement between St. Francis and the School District been finalized?

Public Comment:

- Michael Lee, 123 Sylvan Avenue, Morton, PA 19070, Concerns with Air conditioning.
- Keven Dion, 913 Stewart Avenue, Fence along Rolling Road, possibility of not having a fence but some other type of barrier.

James J. Byrne:

- Tonight there were two items discussed one being the Conditional Use Application for the stadium lights and the other being the Preliminary/Final land development application which has a run date until January 2018. It makes sense to keep them both on the same track so all questions can be done at one time. There will be a Zoning Hearing Board meeting in October and then on the Board of Commissioners agenda for November 14, 2017 for the Conditional Use application. The deadline for the conditional Use application was November 13, 2017. Mr. Petrosa sent a letter extending the time limit to November 14, 2017. The next Planning Commission will be November 2, 2017 at 7:30 where the School District application will be heard.
- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Kennedy	<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. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gagliardi	<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 8:50p.m.

