

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: November 10, 2016

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, Ms. Siletsky, Mr. Arrell, Mr. Kennedy, Mr. McGann and Mr. Cortese.

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

Approval of Minutes: Mr. Kennedy made a motion second by Ms. Siletsky to approve the November 3, 2016 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
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. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Cortese		

THE MOTION WAS APPROVED.

Mr. James J. Byrne, Esq., Springfield Township Solicitor was present to advise the residents on the importance of this project. We appreciate all the residents coming out and stated about the letter that was sent out on September 13, 2016 to all the residents to keep them abreast of the project thus far. The Planning Commission is a volunteer board who reviews plans in accordance with Land Development and Subdivision Code. The Planning Commission looks at the plans to see if they comply with the Land Development and Subdivision Code and/or the Zoning Ordinance and that is what the issues are here tonight, not an issue about whether the school is going to be built or the cost of the school. A decision has already been made from the School Board to build another building. There will be questions about the type of building that will be built and the location of the buildings, they are relevant questions, they will be addressed. The Planning Commission and the Board of Commissioners will address those issues and work together with the School District as well as the residents. The reason the meetings were postponed was to allow the Engineer and Township Staff to review the plans. Everything that will happen here tonight and any future meetings will be done at a public meeting.

- The first order of business was the Preliminary Plan for Springfield High School, 111 W. Leamy Avenue, Folio#42-00-05428-00. Mr. Donald Petrosa was present to represent the applicant, Springfield School District, Dr. Barber, Mr. Mooney, Mr. Agovino, Mr. Carney, Mr. Oachs, Mr. Schrader, Mr. Jensen, Mr. Lieberman, and Mr. DiMartino.

Mr. Mike Leventry, Review specialist with the Delaware County Planning Department, does an internal review of Land Development, Subdivision Code, as well as Zoning Code, this is done with all projects that are in Delaware County.

Mr. Leventry gave a review of the project and stated there were three non-conformities with this project:

- Proposed height of the building will exceed two stories which is what is allowed in this district. Concern was more significant because of the proximity to St. Francis Church and School. Height could conceivably be an impact for the school and was recommended that consideration be given to the design of the site as well as the building to create more of a buffer to soften that area between the proposed school and church.
- Impervious surface of the site. The proposal is an improvement compared to the current site but still exceeding the maximum impervious surface.
- Parking within setbacks – didn't comment on that issue didn't see it as a very significant nonconformity.

Recommendations:

- On the school side of S. Rolling Road , recommend the sidewalk be widened, there is not to be a sidewalk on the tracks side of the road.
- Access from Wyndmoor Road be restricted to Emergency access only as it is now to alleviate transportation or traffic impacts on that neighboring or neighborhood street.

Mr. Petrosa gave an overview of the plan and indicated the following:

- Proposed new high school at 111 W. Leamy Avenue.
- Springfield School District filed a Preliminary Land Development Plan on August 11, 2016 with supporting documents, a Stormwater Management Report and a traffic impact study.
- Proposes a new High School in the South East portion of the property.
- The School building will be situated in the right hand corner.
- Left of school will be the football field and track.
- Tennis courts are to the right of the three upper athletic fields.
- Parking areas are proposed.
- New athletic fields and a parking facility in addition to the new school.
- Storm water management facility, landscaping and related improvements are proposed.
- Currently there are 375 parking spaces some are on Leamy Ave.(68), 427 total spaces are proposed for the High School, approximately 52 more spaces.
- Impervious coverage on the site will be reduced from 51% to 47%.
- The bulk of the property is located in the "B" residence district, a small portion by Leamy Avenue & Orchard is located in the "A" residence district.
- An educational use is permitted in the A & B residence district by special exception.
- Requesting recognition of the existing nonconformity with regard to the impervious coverage, we are actually reducing it, the ordinance really applies the area and bulk requirements for a house, 40% is allowed currently at 51% would be at 47% with the plan that is proposed.
- Requesting a variance from the section that deals with screening and landscaping requirements to allow off street parking within 20 feet of S. Rolling Road.
- Requesting a variance from Section 143-20 related to the maximum height. Proposing to have portions of the building at 3 stories.
- See written response to review comments for Pennoni from Don Petrosa.

Mr. Chris Jensen, Civil Engineer gave an overview of the plan and indicated the following:

- The existing building is located on the western part of the site and the footprint is approximately 210,000 SF. The proposed plan is significantly reduced in size.
- Existing stadium is in the center of the site, it's a 5 lane track with lighting at the stadium. There is a baseball field in the northeast corner of the site and 2 non regulation multi use fields, doesn't meet requirements for PA Athletic Association.
- There are 375 total spaces including 68 spaces along Leamy Avenue, 307 on the site, student parking lot in rear of site for a total of 375.
- Smaller Maintenance building just to the north of the stadium it is 3700 SF.
- Bus operations parking area to the SW corner of the site with a small kiosk building.
- The site has approximately 51% total impervious coverage from a stormwater perspective.
- Presently there are very limited facilities on the site to control stormwater. The site drains from the north to south and from east to west down to a culvert under S. Rolling Road which goes under train tracks. There is a small portion of the site drains to the South West but the majority of the site does drain to the culvert under South Rolling Rd. and then runs into Darby Creek.
- The proposed Building footprint has been reduced from 210,000 SF to 107,000 SF located on the eastern part of the campus. The stadium is in the same central location. The lighting proposed is like the current lighting. The home bleacher system is near the building on the eastern side with the visitors on the western side. Note the existing building location, with this proposed plan the building can be constructed without disrupting the existing facility.
- Athletic fields, 3 multiuse all of which are regulation for all sports, 4th field regulation for all sports except football and a practice field to north. There are 6 tennis courts proposed.
- Adding 50 parking spaces to the site.
- Bus operations building will be located to the north with a parking lot for the students that will hold 210 cars.
- In the NW corner a maintenance building is proposed with access off of Orchard Road with 20 parking spaces. The bus drop off will be at the rear of the building off of Speakman drive. The parent drop off will be located along Rolling Rd., the student parking lot area there is an overhead canopy system designed that will take students from the drop off area to the school.
- Re-alignment of a portion of Rolling Road at the Western end to be in sink with the traffic signals at that location. Speed tables are proposed to traffic calming.

- Connectivity point at Leamy Ave. for students to travel across the site.
- In order to meet all ordinance requirements from Springfield township and the state, a stormwater management facility is proposed. It will be located under the main stadium field with two components one is an infiltration component which the water will recharge into the ground and the other is a standard detention component and they work together to reduce the flows and meet the requirements of the ordinance.
- Proposed retaining walls on the site along the north property line. Along the SW corner a smaller retaining wall at this corner. Along the frontage of the building a stone veneer type is proposed.

Mr. David Schrader was present and gave an overview of the property and indicated the following:

- Met regularly with staff, faculty administration and students.
- Efficiency - compact footprint, maximize greenspace, reduce maintenance costs (roof), shorter circulation patterns within the building.
- Multifunction – hands on the way space is used.
- Flexibility – lifespan of the building, changing within.
- Timeless design – Clean and timeless design.
- Community Focus - Space that can be used by the community.
- Simple in basic context that is designed around a performing arts structure, the athletics function will feed out to the other functions. Academics is most important with public nodes.
- Core structure is a Three story structure.
- Main entry along Rolling Road with security entry.
- Auditorium space and around it all of the Performing Arts functions
- North side athletics and all support functions.
- HVAC will be relocated to keep the building height to 45 feet.
- Building Height – St. Francis 42 feet, Proposed school is 45 feet and the existing school is 37 feet

Guy Dimartino – Traffic Study

- There were 24 intersections studied, 16 were first studied then 8 additional for staff.
- Observed and counted drop offs and pickup at Leamy Avenue; queue counts, no new traffic; shift in traffic redistribution.
- Realignment of Rolling Road; traffic signal, meet with PennDot and Springfield Township
- Enlarge island to provide a physical barrier
- Left turn restrictions be enforced as per Springfield Township Ordinance.
- Traffic on Rolling Road-speed tables
- Traffic circulation – current queue on Leamy Avenue extends to Powell Road – 1200 feet
- Proposed bus queue on North side of building (Speakman); gated access point on Speakman.
- Providing a 2400 foot queue for parents through side driveway and Speakman parking lot.
- Additional queue/circulation area provided in parking lot on Rolling Road.

Joe Mastronardo's comments and concerns:

- Redevelopment project on existing school property – 25 acres.
- Three story building 107,500 square feet.
- District Maintenance on Leamy and Orchard – 10,000 SF
- School Bus operations building – 2,520 SF
- Turf Field/ Stadium
- Grass recreation fields.

Zoning

- B-Residential/Partly A-Residential; use permitted by special exception/use not changing Zoning variances requested for building height, impervious coverage, off-street parking landscaping.
- A variance is required for building height in excess of two stories and 35 feet; the proposed building is 45 feet, 3 stories with an additional 12 feet of mechanical unit screening structure on roof.
- Conditional use approval is required for height of the accessory structure on roof and high mast lighting for athletic field.
- Additional variances needed for the school bus maintenance parking lot, parking lot drive aisle width for parallel parking on Speakman, parking lot and building landscaping.

Subdivision Land Development

- Waivers requested for design details and are listed on the plan
- Waivers might be needed for stormwater management – watersheds, ultimate ROW for Leamy and Rolling and Granite curb.

Traffic

- The traffic study is to be revised to add the affect of the SEPTA rail line during peak AM & PM hours.
- Concerns regarding queuing on Rolling Road affecting traffic on Saxer Avenue; proposed parent que.
- Concerns with conflicts with St. Francis on Rolling Rd. & Lownes Lane – building location and drop off/pickup conflict.
- Restriction of left turns onto Rolling Rd. from Saxer – design required.
- The plan should incorporate facilities to encourage biking, walking to school to reduce traffic congestion.

Road Desgin

- Incomplete information provided for Rolling Road; Right-of-way needs to be resolved.
- Re-alignment of Rolling Road at Leamy Ave. is favorable; geometric design may need work to accommodate emergency vehicles and satisfy ordinance requirements.
- A traffic signal is proposed; it requires coordination with township signals and modern ped accommodations are to be provided.
- Traffic calming speed bumps on Rolling Road may be a detriment for emergency services and maintenance.

Parking

- The proposed development increases parking for the school; however, falls short of ordinance requirements; existing non-conforming condition, but needs zoning relief.

Emergency Services

- Location of the building adjacent to St. Francis
- Adequate field lighting was not included
- Minimize projections onto adjacent property; ordinance requires no projection.

Landscaping

- The landscaping plan is conceptual; some existing trees are to be removed.
- Landscaping is required along the perimeter to buffer the property.
- Around and in the parking lot to create an attractive design and buffer the cars from adjacent properties and the street.
- Building façade to break up large sections of the building wall from public view.

Stormwater Management:

- Extensive underground stormwater management facilities are proposed.
- Drains to existing 36 inch storm sewer located mid-block on Rolling – capacity analysis required for discharge.

Public Comment:

St. Francis letter dated October 3, 2016

Fr. Costa, St. Francis of Assisi, Saxer Ave. & Johnston Rd.

- Three major concerns – safety for children and early mass; time of construction, impacts for children and parish setting; impact after construction, building location for ongoing parish life and ministry.

Amy Foran, 121 S. Rolling Road

- Traffic pattern on South Rolling Road; reality of queue especially during rainy days.

Trisha Friel, 182 Reese Road

- Children in the school being impacted by noise construction.

Jim Epperson, 138 Wyndmoor Road

- Safety Issues, children on Wyndmoor Road; clarification on the road

Scott Newman, 114 Wyndmoor Road

- Zoning- building height; consideration to homes on Speakman, right to light issue (southern exposure)

- Noise from deliveries and from HVAC units
- Traffic – morning traffic jam on Lownes, how does that impact school?
- Water management for parking lots that abut Speakman.

Susie Raul,

- View of back of building from St. Francis. Loading/unloading in close proximity to St. Francis.

Michael Lee,

- Make careful decision.

Jay Smith, 125 S. Rolling Road

- Traffic patterns question; protection for St. Francis cut through.

Andrew Henry, 161 S. Rolling Road

- Traffic concerns; restricting left turn may increase southbound traffic on Saxer and use of S. Rolling road as a cross street.
- Consideration for parking restrictions on Saxer Avenue.

Anthony Finio, 146 S. Rolling Road

- Opposes new entrance to high school near Saxer avenue trolley tracks; traffic is a failure on Saxer Avenue due to the Trolley tracks.

Jane Schneider, 165 S. Rolling Road

- Traffic on Saxer is worsening; already difficult to get out of driveway and catch trolley light; road narrows at trolley; accidents occur. Will loop of traffic discharge onto saxer and increase of traffic due to fields; noise from busses and safe access onto Saxer; lighting concerns, HVAC noise; demolition noise and protection from environmental issues.

Fran Douglas, 325 Wyndmoor Road

- Constant construction of Wyndmoor Road; what is going to happen to the young kids at St. Francis? Parking concerns; redistribution of parking on Saxer Avenue; concerns with traffic for special events with trolley.

Leslie Punfree,

- Lives on Wyndmoor and is concerned about traffic on speakman; placement of high school against St. Francis; consider moving building to the west and removing one field and give some relief to the wyndmoor road houses against building; provide a greater buffer for high school building from houses and church.

Erin McNichol, 266 Powell Road

- See traffic study results; concern with existing traffic on Powell Road, consider if the traffic calming will affect traffic on Powell as an alternate.

Barry Coven,

- Traffic concerns for speakman loop; reduce number of fields to provide more room on-site for traffic and buffer building.

Christine McNichol

- Traffic flow, 2 lanes between St. Francis and the High School; concern with bus, students, and parent traffic conflicts.

Richard & Joann Hoffman, 243 Orchard Road

- Traffic patterns/concerns – Saxer Avenue; adjustments to changes; concerns about using dropoff points as designed.

Bill Thomson, 256 Ballymore Road

- Traffic pattern; waiver for drive aisle; concern over bus turnaround.

Matt Radico, 501 Barry Drive

- Zoning-roof design/building height; other buildings that have been approved?

Time extension is agreed upon, Mr. Petrosa will submit a letter.

Mr. Don Mooney, Director of operations for Springfield School District.

- Does not want to move the building. The goal is to build a new building without demolishing the existing building; staging construction.

Motion: Mr. Kennedy made a motion second by Ms. Siletsky to deny the Preliminary Plan for Springfield High School, 111 W. Leamy Avenue, Folio#42-00-05428-00 as submitted due to zoning relief that is needed, height, traffic concerns and the location of the building.

Roll Call Vote on Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY
	Mr. Cortese		

Mr. Byrne explained to the residents that the Planning Commission will only make a recommendation to the Board of Commissioners. The Preliminary Plan for Springfield High School, 111 W. Leamy Avenue, Folio#42-00-05428-00 will not go to the Zoning Hearing Board without going through the proper Building and Zoning codes. The Township will work with the community and the School Board.

- 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

Motion: Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gagliardi	<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. Kennedy	<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 10:00p.m.