

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: July 9, 2015

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. Gosselin, Mr. Base, Mr. Kennedy and Mr. Gagliardi.

Also Present: William J. Cervino, Zoning Officer,

Approval of Minutes: Ms. Siletsky made a motion second by Mr. Base to approve the April 2, 2015 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Sketch Plan for Scott Kia – 321 Baltimore Pike., present to represent the applicant was Mr. Mark Damico, Mr. Steve Cavalarro, Onsite Manager for Scott Kia, Dave Damon from H. Gilroy Damon. Mr. Damico gave an overview of the plans as submitted and indicated the following:
 - The applicant is in receipt of the Engineer's report dated 7-9-2015.
 - Scott Kia owns the property at 321 Baltimore Pike.
 - The property is zoned E Business and TND-3 Overlay District.
 - The use of the property is for automobile sales and service, there is no change proposed. There is no auto body work or painting associated with current or proposed use.
 - Met with Joe Mastronardo and Bill Cervino back in June to go over the concept plan and incorporated there comments.
 - Made application to the Zoning Hearing Board on June 25, 2015.
 - Will go before the Zoning Hearing Board on July 23, 2015.
 - Complete demolition of all existing improvements.
 - The applicant is proposing a brand new building, paving, curbing and landscaping. Complete stormwater management design, reduction in building coverage and consolidation of the multiple buildings that are on the site. A reduction in impervious coverage and adding evergreen buffer planting at the rear of the property and the other plantings throughout.

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

- The property is zoned E Business and TND-3 Overlay District.
- Presently the property is 92.2% impervious currently.
- The building coverage will increase under the proposal.
- The property presently has four driveways to Baltimore Pike.
- There is an existing mature buffer in the rear which would be kept and supplemented with some lower plantings and the existing chain link fence would be replaced with an opaque fence.
- Demolish the existing buildings and build a new showroom service facility for Scott Kia.
- There is a 22ft. change in grade from east to west, it slopes down towards Chuck E Cheese.
- Proposing a full basement which will allow for employee parking for a significant amount of employees, car inventory and service vehicles.
- Wider driveway widths and wide radiuses are proposed in the east and west areas.
- Parking in the front for customers and parking in the rear and sides for service and inventory.
- Provide a street wall similar to what was built recently at Bob's Furniture and Miller's Ale House and add landscaping and grass in the front as well as construct a sidewalk which presently is a paved parking lot to the curblin.
- Adding buffering along the sides supplementing the existing buffering.
- The review letter all will comply with the exception of a few items that should be discussed i.e. manual of design items, proposing to put in a sidewalk, curbcuts, bike rack, pedestrian gathering place, street wall and replacing a light in the front with a boulevard style light.
- Under item 5a design guidelines reference screening parking in front of the principle buildings which the applicants will do. Regarding minimizing off street parking in front of the principle building will comply where feasible.
- 5b.
- Excessively wide curb cuts should be as narrow as possible. Sharing driveway with the property owner to the east-Mitsubishi and minimizing the width of the driveway. Will investigate with the owner of the Mitsubishi property about utilizing the property.
- Minimum 10 feet green area for foundation plantings. The applicant is providing a green area for foundation plantings. It will be 3 feet, in keeping with the dealerships along Baltimore Pike.
- Access ways 50 feet in width. Need wide driveways for Car Carriers i.e. trucks to get in.
- Car carriers are intended to enter into the Western area of the driveway and come back and unload.
- The applicant will have a rapid service drive through area to accommodate up to twelve vehicles.
- Will review with the traffic engineer and PennDOT with regards to left turns into the property.
- Stormwater - stormsewer was relocated when the Chuck E Cheese renovation took place; stormwater management will be underground and will connect directly into the stormsewer for discharge.

- The storage tanks shown on this plan are for storage of used oil and radiator fluid.
- Tanks will be in a masonry enclosure, but not in the footprint of the building.
- The parking count does not include inventory. Inventory parking will be along the perimeter.
- The business will remain open. Will be a 2 phase process.

Planning Commission's Comments and Concerns:

- Car carriers entering into the site.
- Rapid service drive through area for service.
- Consideration of Mitsubishi and Scott Kia have a coincidental entry/exit onto West Avenue.
- Possibility of securing access from West Avenue to mitigate traffic problems.
- Making a left into Kia property on Baltimore Pike coming from Clifton Heights. Possibility of moving driveway to the left.
- Possibility of a no left turn into the first entrance.
- Stormwater Management, drainage.
- The location of inventory.
- Will the business remain open during construction.

Bill Cervino's comments and concerns:

- At our meeting with Mr. Damico and Mr. Damon no outside storage tanks were noted on the plan. This plan shows a 12 x 24 area for above ground tanks, what are the tanks going to be used for?
- The second order of business was the sketch plan for WaWa & Bank at the corner of Baltimore Pike and Leamy Avenue. Present to represent the applicant was Mark Damico, Esq., John Bolick from Bohler Engineering, Sue Bratton, WaWa, Tom Verecci and Jason Lang, Verrechi Co., Matt Hammond, Traffic/Planning and Design.

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

- The Verecchi Group is currently the equitable owner, there is an agreement of sale and a time period for them to get their permits and approval. They have entered into a lease with WaWa and are currently searching for a bank tenant. The Developer will develop the entire site including the bank as a unified development, then there will be two tenants WaWa and the bank.
- The property is Zoned E Business and TND 3 Overlay District.
- The proposed use is a WaWa convenience food store with gasoline

dispensing facilities, bank with an associated drive through.

- The bank is a permitted use, the food store is a permitted use.
- The gasoline dispensing facility requires a special exception.
- Multiple use site requires a conditional use approval. The applicant will be filing a Preliminary/Final Land Development Application as well as a Conditional Use Application.
- Have had several meetings with the Township.
- The applicant is proposing a complete demolition, this is a change in use.
- New paving, curbing, and landscaping is proposed. There is no stormwater management associated with the Roadway Inn so there will be full stormwater management consistent with the Township Code.
- Cutting the building coverage from 26% to approximately 14%. Reducing impervious coverage from 94% down to 74% and adding significant evergreen buffering along the rear.
- The Traffic Impact Study has not been submitted.
- The project will not work as one use, in order for this project to move forward, it will have to be the two uses.

John Hornic from Bohler Engineering gave an overview of the plans as submitted and indicated the following:

- Will close the Leamy Ave. access near the corner and provide a new one further away from the intersection. Two entrances off of Baltimore Pike, one which will be restricted one which is full movement.
- The proposed WaWa building and fuel station area will face Baltimore Pk. and to the east will be the bank. The plan provides more green space than what exist today.
- Adequate parking is proposed.
- Screening elements will be provided for the residential property to the south.
- Opaque fence and evergreen planting.
- At present have not approached the neighbor.
- Will be going to the Zoning hearing board with a Number of variances that nearly all are improvements, not all with compliance.

Planning Commission comments and concerns:

- Notification/communication with the Neighboring property.
- Traffic Concerns. Egress out to go left across Baltimore Pk. and Leamy Avenue egress.

- Create a narrow lane ie additional lane.
- Traffic concerns.
- Can timing be changed at Intersection of 420 & Balt. Pike and Saxer Ave. & Powel?
- Consider a one way entry and one way exit into the gas pumps.
- Retaining wall at Pet Smart.
- Comply with TND 3 - park like setting at the corner.
- Lighting aesthetically pleasing.
- Deliveries
- Will the construction be done in phases.
- How long is average car in the parking lot?

Matt Hammond, with Traffic Planning and Design was present to give an overview of the plan as submitted and indicated the following:

- The Traffic Study was done in early June.
- Traffic done in the summer months tends to be lower.
- Preliminary discussions with Penn dot. Scoping application to Penn dot.
- Three access points proposed, one access point to Leamy as far back as possible, that is a full access driveway ie. right in right out, left in left out.
- There are two access points proposed from Baltimore Pike right in, right out, left in, no left out.
- Did traffic counts.
- Widen along the entire frontage of the property which will be Leamy Avenue.
- Signal timing modifications.
- Improve the level of service.
- Reduce the que from 200 to 250 ft.
- Reduce the delay by almost 20 seconds.
- Every approach of this intersection can be improved.
- The timing could be improved at other nearby intersections.
- WaWa provides larger drive isles.
- Proposing a front/back store.
- Will look at the Target Store to see if could do the similar improvement.

Susan Bratton's comments and concerns:

- Will not have oversized vehicle parking at this location.
- WaWa is going to be a tenant not the owner.
- Under six minutes is how long a customer is parked in the parking lot.

Bill Cervino's comments and concerns:

- Will the Bank bldg. be owned by WaWa?

Engineer's comments and concerns:

- Number of parking spaces.
- Oversized Vehicle Parking.

- The third order of business was the Preliminary Final Plan 2nd Review for Mary & Pearl Jamgochian, 500 Saxer Ave., Folio Number: 42-00-05682-00. Dennis O'Neil was present to represent the applicant, also present was Greg Jamgochian for Mary and Pearl Jamgochian.

Mr. O'neil gave a brief overview of the plan as submitted and indicated the following:

- The applicant is proposing a seven lot subdivision.
- Each lot will range 12,400 to 14, 800 square feet.
- Are in receipt of the Township Engineer's report dated
- Will comply with all items except for Sub and Land comment #3a Comprehensive Plan recommendation for greenways, to accommodate propose trails and off road biking.
- Will provide sidewalk to match existing sidewalk.
- The applicant flipped the 8 and 12 foot lot line setbacks as asked.
- Moved end houses further away from the neighbors.
- Comprehensive plan stand point we believe this plan does address the land uses that are outlined in the Comprehensive plan.
- Will look at how they do the sidewalk in the front, maybe set it back from the street or provide some green space paving type devices. Will work with the Township Engineer.
- Did consult with a Real Estate Agent.
- Reducing stormwater.
- Spoke with neighboring properties.
- Submitting to Penndot a widening plan to widen Saxer Avenue.
- Will look into the possibility of conveying water to the stormsewer at Saxer, Boxwood and Evans Rd.

Planning Commission Comments and Concerns:

- Possibility of four or five larger homes vs seven.
- Stormwater Management.
- Street Widening.

Engineer's Comments and Concerns:

- Downstream drainage issues.
- Greenway is defined as above and beyond your standard sidewalk. Providing more of a green boulevard type, trails for walking.
- Verify exact elevations.
- Show a defined swail.

Bill Cervino's comments and concerns:

- Try and evaluate capturing the water and convey to the stormsewer on Saxer Ave., Boxwood and Evans.

Public Comment:

Mr. Victor Intintolo, 418 Saxer Avenue.

- In support of the project.
 - Stormwater concerns.
 - Parking issues.
 - Would like to see six homes vs. seven.
- The fourth order of business was the Flood Plain Ordinance – Zoning Amendment Flood Hazard District.

Motion: Mr. Gosselin made a motion second by Ms. Siletsky to recommend to the Board of Commissioners to approve the Zoning Amendments to the Flood Plain Hazard District as recommended by FEMA.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gosselin	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

Meeting

Adjourned: The meeting adjourned at 10:15pm(E.D.T.)



Township of Springfield
DELAWARE COUNTY, PA

50 POWELL ROAD, SPRINGFIELD, PA 19064

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August 11, 2015

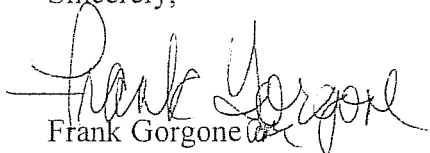
Commissioner Paul Wechsler
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Wechsler:

On July 9, 2015, The Planning Commission reviewed the Flood Plain Ordinance and made a motion to recommend to the Board of Commissioners to approve the Zoning Amendments to the Flood Plain Hazard District as recommended by FEMA.

Thank you for your consideration of our recommendation.

Sincerely,


Frank Gorgone
Chairman, Planning Commission