

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: February 7, 2013

Meeting Time: 7:30 P.M. (E.S.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Ms. Cook, Mr. Merkins, Mr. Gosselin, Mr. Base, Ms. Siletsky & Mr. Arrel.

Also Present: Bill Cervino, Zoning Officer and Michael Schneider, PE

Approval of

Minutes: Mr. Base made a motion, second by Ms. Siletsky, to approve the January 3, 2013 minutes.

Roll Call Vote on

Motion:

Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrel	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary Final 2nd review for Joseph Tarquini, 504 Eagle Road. Mr. David Damon was present to represent the applicant. Mr. Damon gave a brief overview of the plans as submitted and indicated the following:
 - A two story building is proposed.
 - Obtained Zoning variances from flood plain area.
 - Driveway from Reed Road would be utilized.
 - Consolidate two properties into one.
 - Propose nineteen parking spaces.
 - Remove 10,000 square feet of impervious surface.
 - Waiver requests from Ultimate right of way line, stormwater management reduction, request from riparian buffer down to ten feet.
 - Adding a lot of landscaping.
 - Will comply with all items noted in the Engineers report, dated January 30th, 2013.

- Regarding Item number one, unknown at this time, but will comply.
- Holding tank will be 10 inches in height and will hold between 1-2000 gallons.
- DEP is asking for justifications.
- Will investigate utilities.

Bill Cervino's comments and concerns:

- Utilities located underground, can existing building on North side of creek be fed from existing building?
- Bridge – Heavy weighting
- Emergency Vehicles – radius.

Planning Commission comments and concerns:

- Storage use.

Motion: Ms. Cook made a motion, second by Mr. Arrell to recommend approval of the Preliminary Final Plan for Joseph Tarquini, 504 Eagle Road, contingent upon the Engineer's report dated January 30, 2013, utility service line and communicating with the Fire Marshall, so the bridge can be utilized by emergency equipment.

- The second order of business was the Sketch plan for Conicelli Toyota. Mr. Mark Damico was present to represent the applicant. Also present was Rhett Jones, RA, Philip Appleby and Keith Gibson, PC. Mr. Damico gave a brief overview of the plan as submitted and indicated the following:
 - Mr. Rhett Jones met with Springfield Township officials regarding the updated sketch plan and Commissioner Janiczek supports the plan.
 - Land Development has not been filed to date.
 - Made application to the Zoning Hearing Board.
 - Requesting partial relief from TND.
 - Asking for variance from side yards.

Rhett Jones, Architect, gave a brief overview of the plans as submitted and indicated the following :

- All construction in front of site.
- Conference rooms will be on the second floor.
- Replace drive-in undercover.
- Service area will be moved
- Build a new building first, then demolish the existing building area.
- The project will be done in two phases in order to keep the business up and running.
- An underground basin will be implemented for stormwater management.
- Reducing impervious surface from 220 sf to 211 sf.
- Setbacks zoned in B district will increase from 25 to 32 ft.
- Preserve parking in rear for service.

- Consolidate truck traffic.
- Trash containers will be moved.
- Reduced entrances
- Baltimore Pike frontage, presently parking in front will be pushed back 17 feet.
- Proposed low shrubbery.
- Providing trees were possible.
- Proposing a large island between service area and entrance.
- Proposed 2 story open space at entrance.
- Proposing fast service in one building, longer service in a different building.
- Project will be done in construction sequences.
- One trailer will be onsite.
- As per Mr. Damico, there is an agreement with the neighbors stating no cars will be parked in rear.
- No development is proposed in the rear properties near the residential area.
- The plan is an improvement.

Planning Commission Comments and Concerns:

- Landscaping.
- Contingencies if project doesn't take place, will not leave the building/property in disarray.
- Notifications of abutting neighbors.
- Mechanicals will be screened from view of buildings.
- Timeframe of project.
- Zoning Issues.
- Communication with the neighbors.

Bill Cervino's Comments and Concerns:

- Abutting neighbors will have to be notified when the applicant files for Preliminary Final application.
- Evaluate mechanical equipment that will be implemented on the roof and make sure the equipment is screened from view.
- TND.
- Location for delivery of trucks/cars is not shown on the plan. Can the location of deliveries be changed from B District to E Bus. District.
- Location of existing fuel station is not shown on the plan, is it still being maintained?

Michael Schneider's Comments and Concerns:

- Construction sequences.
- Fast service location.
- Vehicles for sale will be along Baltimore Pike.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

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

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 9:00pm(E.S.T.)