

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: Thursday February 21, 2008

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. Gosselin, Mr. Merkins, Ms. Sage, Ms. Burkhart and Mr. Base.

Also Present: Joseph Mastronardo, P.E., William J. Cervino, Zoning Officer, Lauren Rogan, and James J. Byrne, Jr., Township Solicitor.

Motion: Mr. Gosselin made a motion, seconded by Ms. Burkhart, to approve the February 7, 2008 minutes as presented with the appropriate date change.

Roll Call Vote on

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|----------------------------|---|------------------------------|
| Motion: Mr. Gorgone | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
| Ms. Cook | <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 |
| Ms. Sage | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
| Ms. Burkhart | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |
| Mr. Base | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY |

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary Final Plan for Cornell Ventures. Mr. Gregg Lingo was present to represent himself. Mr. Lingo gave a brief overview of the plan as submitted and indicated the following:
 - Two lot subdivision at 518 Prospect Road.
 - Their goal is to preserve the existing house.
 - A variance would be required to save the existing house by making some sacrifices.
 - Monday, February 18, 2008, Mr. Lingo met with some neighbors to discuss their concerns with the plans. Some of the concerns were with views, stormwater run off, flooding and stability issues with the next door neighbor's retaining wall caused by new construction.
 - Proper location of the driveway and additional landscaping should overcome the view concerns.
 - Proper stormwater management control should control any water run off from the property.
 - Will commit to any additional stabilization or rebuilding of the retaining wall beside the property.
 - Met with Delaware County Planning Commission.
 - Submitted new streetscape plan.

- Will comply with the comments submitted in Mr. Mastronardo's review letter.
- Connect the existing driveway over to the lot to reduce impervious coverage and address the steep slope disturbance.
- No plans of putting the existing house on the Historical Registry; an alternative would be to remove the existing home.
- Doesn't plan to exceed 10% slope on the driveway, an alternative is to have shared driveways.
- Can work with minimum requirement of 10feet.
- Plan on not building on unstable soils. Will put sump pumps in with battery back-ups.
- The additional home would not contribute additional water flow toward the rear of the property.

Planning Commission Comments and Concerns:

- Proper Notification to abutting neighbors. Retaining wall concerns.
- Were the neighbors notified about the possibility of tearing down the existing house and building two new homes?

Joe Mastronardo's Comments and Concerns:

- No Flag lots. Proof of Historic home or historical registry. Without proof, the Township can't grant a waiver.
- Minimize steep slope disturbance. Consider a retaining wall off the driveway that is six to eight feet high.
- Riparian buffer for spring.
- Depth of the ground water for this property is shallow.
- Redesign stormwater management system.

Bill Cervino Comments and Concerns:

- Notification and receipts to abutting owners.
- Subsurface water to the building leaching into basement foundation.
- Water control.

Public Comment:

- Suzanne Burke, 119 Ashwood Road, water concerns. Opposed to plan.
- Ed Haggerty, 115 Ashwood Road, water concerns. Opposed to plan.
- Larry Panek, 131 Ashwood Road, view concerns. Opposed to plan.
- Steven Haas, 125 Ashwood Road, water run off, view concerns. Opposed to plan.
- Janice Peracchia, 524 Prospect Road, Aesthetic concerns. Opposed to plan.
- Michael Hickey, 122 Ashwood Road, water concerns. Opposed to plan.

- The second order of business is the Preliminary Final Land Development Application for Springfield School District. Mr. Don Petrosa was present to represent the applicant. Also present was Bob Ochs, Marilyn Gelzhiser, Burt Hill, J. Green, Orth Rodgers, Doug Carney, John DeAngelis, Lynn Glancy, and Dr. James Capolupo.

Mr. Petrosa gave a brief overview of the plan as submitted and indicated the following:

- A sketch plan for this project was submitted on June 7, 2007. A preliminary final plan presentation was made on September 6, 2007.
- The literacy center is for kindergarten and first grade. The fifth grade is to be relocated to the Sabold and Scenic Hills Schools. ETR will continue to service sixth, seventh and eighth grades.
- The School District is proposing to consolidate five tax parcels into a single parcel. The lot area of five parcels is 22.1 acres; a sixth parcel is 3.2 acres and is to be used for shared parking.
- The literacy center will be located north of the ETR School and is 51,500 square feet 2story plus a walk-out basement. The project is scheduled to begin in the spring of 2008.
- A new entrance across from Wyndmoor Rd. is proposed for entry only. Also, a new entrance at True Jesus Church is proposed. The School District has agreed to close the South entrance in order to provide the required site distance to the right or to the South.
- Currently there are 128 parking spaces at ETR. The applicant is proposing a total of 276 parking spaces. The parking demand has been reduced by removing the fifth grade.
- True Jesus Church only uses the property exclusively on the weekends, as per the lease agreement, and the School District uses the property during the week.
- Three playing fields are proposed. They are zoned A residence.
- The applicant is asking for special exception from the Zoning Hearing Board and some zoning relief due to existing non-conforming conditions.
- Will comply with all stormwater issues and subdivision issues noted in the Township Engineer's review letter dated February 18, 2008.
- True Jesus Church will remain its own separate lot.
- The drive isles and parking stall sizes as they exist exclusive of the relining of the handicap stalls on True Jesus Church should be considered existing nonconformities. This matter will be before the Zoning Hearing Board for consideration.
- Site distances for access drives for True Jesus Church and the K-1 Center will meet PennDOT standards.
- Will comply with all Subdivision and Land Development issues noted in the February 18, 2008 Township Engineer's report.
- Will comply will all Stormwater management issues noted in the February 18, 2008 Township Engineer's report.
- The relocation of the existing cyclone fence and the reconstruction of the sidewalk is being considered by the applicant as an alternative bid to the overall project.
- A waiver is requested from the Ultimate Right of Way.

Marilyn Gelzhiser from Burt Hill gave a brief overview of the plans as submitted and indicated the following:

- A two-story plus library with open space is proposed and a cafeteria will be adjacent.
- The Kindergarten wing is one story and the first grade will be three stories.
- There will be a kindergarten play area, first grade play area and amphitheatre.
- A greenhouse, outdoor bathroom and alphabet walk way are proposed.
- There will be two hundred new street trees, three hundred new shrubs and about one thousand perennials.
- The existing fence along Rt. 420 will remain.
- The service road at the rear of ETR can be accessed by Emergency Vehicles.
- Available open perimeter in this plan remains exactly the same as prior, except for eight feet which is being taken away from the connecting corridor.
- There's not a designated access road to the rear of the building for emergency access vehicles.

Jeff Green from Orth Rodgers was present to represent the applicant. Mr. Green gave an overview of the traffic report as submitted and indicated the following:

- A Highway Occupancy permit application has been submitted to Penndot. The application was not revised to show the deceleration lane and the alteration to the True Jesus Church and Wyndmoor Road access. Review comments from Penndot have not been received to date.
- The application did not show the Wyndmoor Road alteration.
- A car length of 20 Feet and a bus length of 44 feet were used as design criteria for the stacking of vehicles.
- The parking lot adjacent to the upper gate at the K-1 facility will be adjusted to accommodate a K turn reverse direction when the gate is closed.

Bob Och's comments and concerns:

- Signage and district staff will be used to direct persons to pick up/cueing areas.

Joe Mastronardo's comments and concerns:

- Proposed pedestrian amenities regarding the relocation of the existing cyclone fence out of the existing right of way and the widening of the public sidewalk.
- What is proposed to inform persons to maneuver through the site to pick up/cueing areas?
- Site distance for the Wyndmoor Road access is marginally being met.

Safety should not be compromised and a decel lane should be installed.

Bill Cervino’s comments and concerns:

- Rear of property from the Kindergarten center to existing Middle school. Proposed Emergency access through rear of property.
- Has any of the building area been associated with open perimeter?

Jim Byrne’s comments and concerns:

- Mr. Petrosa’s position regarding the offstreet parking at True Jesus Church is being considered as a nonconformity. However, it is also being evaluated whether or not the use of the property is being expanded, a single church use to education and church use, which may require compliance with the Zoning Ordinance for design standards.
- Mr. Petrosa’s position regarding the Ultimate Right of Way has merit.

Planning Commission comments and concerns:

- Will the existing fence along 420 remain?
- Access to rear play area.
- Emergency access to rear of the amphitheatre.
- How are the gates at the access drive to the True Jesus Church property being operated and who will see to their operation.
- Consider eliminating left turns at the Wyndmoor Road access.
- Consider a pedestrian footbridge across Rt. 420/Woodland Avenue.
- Will the proposed porkchop at Wyndmoor Road be a raised structure or painted.
- Decel lane should be provided at Wyndmoor Road entrance. Most critical during times when school activities are being held during evening and weekend hours.

Public Comments and Concerns:

- Mr. Gorgone entertained a motion to adjourn.

Mr. Gosselin made a motion, second by Ms. Cook, to adjourn the meeting.

Roll Call Vote on

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| Motion: | Mr. Gorgone | ■ AYE | □ NAY |
| | Ms. Cook | ■ AYE | □ NAY |
| | Mr. Gosselin | ■ AYE | □ NAY |
| | Mr. Merkins | ■ AYE | □ NAY |
| | Ms. Sage | ■ AYE | □ NAY |
| | Ms. Burkhart | ■ AYE | □ NAY |
| | Mr. Base | ■ AYE | □ NAY |

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 10:15P.M. (E.S.T.)

