

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: July 26, 2012

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, Mrs. Burkhart, Mr. Base & Ms. Siletsky.

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

- The first order of business was the Stormwater Management Ordinance Amendment. Mr. Mastronardo gave a brief overview and indicated the following:
 - Rescinding the Stormwater Management Code Chapter 119.
 - The DEP's new model ordinance which is mandated by the EPA that municipalities have an MS4 permit with the state.
 - The state requires municipalities to update our Stormwater Management ordinance periodically.
 - The new ordinance was developed for the Crum Creek watershed.
 - The differences are it lowers the threshold for people who are required to do stormwater management.
 - General requirements are groundwater recharge, water quality, run off rate reduction and stream bank erosion.

Motion: Ms. Cook made a motion, second by Mr. Gosselin, to recommend to the Board of Commissioners approval of the amendments to the Stormwater Management Ordinance.

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Ms. Cook	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mrs. Burkhart	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- The second order of business was the Preliminary/Final Plan Review for Springfield Marriott Hotel – 400 W. Sproul Road. Present to represent the applicant was John McBlain, Attorney for Blue Hen, Joel DelliCarpini, Bohler Engineering, Gregory Peil of Bridge Development Group and Gabe Clark, The Remington Group. Mr. McBlain gave an introduction of himself and the development team and turned

the meeting over to the Project Engineer, Joel DelliCarpini.

Mr. DelliCarpini gave a brief overview of the plans submitted and indicated the following:

- The proposed hotel would be situated between the existing club building and the Taylor Evans-House.
- Additional parking would be provided.
- A significant amount of landscaping would be added within the parking lot as well, including the islands in front of the pool and ice skating rink. Additional landscaping will also be provided around the front of the building and on the approach.
- A connection between the existing Country Club and the proposed hotel will be implemented.
- Demolish the existing gazebo that will be connected to an outdoor patio area, i.e. dining area, bar area, casual area, a blend between the hotel and the Country Club.
- Will provide above ground stormwater management and additional underground stormwater management.
- Provide significant buffering along the edge of the parking lot to shield the view from the existing homeowners.
- Supplement the existing buffering along the property line with large evergreen trees and supplement that with some understory growth.
- Transition golf parking more to the front parking area.
- Provide a cart path route through the parking lot to allow access to the 10th tee.
- The Country Club at present is reworking a new club drop area.
- After several discussions with Township staff, reserved parking is not shown on the plan, but should it be needed there is an area were it will be provided, which will consist of 50 or 60 additional parking spaces.
- In addition to the existing parking, one parking space per hotel room is proposed.
- Tavolas and Marriott will blend together to create a larger outdoor seating area.
- Provide a new fence and dense evergreen plantings around the generator area.
- The proposed hotel is designed to blend with the existing architecture
- Additional buffering will be provided along the fence line which is not shown on the plan.
- The proposed plan shows a significant reduction of stormwater along the 10th & 18th holes. An underground system of pipes is proposed underneath the parking area. They will be infiltrating from the underground and the above ground basins. A two year volume will be infiltrated into the ground and in the above ground basin also.
- Traffic flow along Rt. 320 probably won't meet PADOT's warrants for implementing a traffic light.
- Normal shoebox parking lot lighting with outside shields so there's no light spillage on the ground.

Planning Commission Comments and Concerns:

- Concerns with congestion, too much in one area.
- Traffic flow to get to the Hotel entrance.
- Reserved Parking
- Is a new restaurant proposed?
- Location of transformer generator pad.
- Traffic concerns along Rt. 320
- Possibility of a traffic light on Rt. 320, very difficult to exit especially when making a left turn from the Country Club onto Rt. 320.
- Location of dumpster enclosures.
- Truck turning radius.

John McBlain indicated the following:

- A traffic light does not meet the warrants for PADOT; in addition to traffic at the site presently, less than 100 trips a day would be generated by the hotel.
- The applicant is not asking for any additional signage, no pylon signs, would like to swap out the sign by Tavola's and put a Marriott Courtyard sign in that area.
- There will not be any external dumpsters with the possible exception of one.
- A parking study was performed in June between the hours of 4:00 and 6:00pm on a Saturday, which was considered peak time.

Gregory Peil, Managing Director gave a brief overview of the plans and indicated the following:

- A three story hotel with ninety-one rooms is proposed. The hotel will be the typical Marriott design using their existing specifications.
- The hotel will have the latest color schemes and palates. Marriott redesigns their hotels every three years.
- A standard mix of rooms is proposed, there will be two bridal suites. The hotel is not an extended stay facility.

Gabe Clark, Project Manager gave a brief overview of the plans and indicated the following:

- The proposed hotel façade will be designed to match the existing buildings.
- The height of the hotel at the highest peak will be forty eight feet.
- A small indoor pool is proposed in the hotel for guests only.
- There will be one dumpster enclosure that will be all walled and enclosed decoratively.
- Generator time can be changed.
- Proposed wooden fence with mature dense landscaping around the generator. Wood will absorb more sound.

James J. Byrne indicated the following:

- Land lease to the operator. The land lease initial term is thirty years, payment with options to renew after that. At the end of the lease term the building will be turned over to the Township with no cost to the Township. During the course of the lease, there will be lease payments to the Township that will increase every so often. The starting payments will be \$115,000.00 per year. There will be no cost at all to the township in connection to this project. All of the professionals are paid for by the operator and or Marriott. The land lease is with the operator which is Blue Hen Development.
- There is a real demand for a hotel in this area.
- There is a 500 room shortage in this area.
- With a hotel like this, there is a 70% occupancy rate expected.
- On average you can expect \$100. to \$120. dollars per room rental.
- Will add to our business privilege and mercantile tax, should keep the businesses thriving.
- Golf play should also increase due to the hotel.
- Any revenue generated by the golf course goes directly to the township.
- Money received will go to the general fund to be used for whatever it is needed to be used for. Upkeep of the golf course, pool and ice rink.
- With regards to the hotel being part of the Marriott chain, we are very advanced in our discussions for an agreement.
- If all goes according to the proposed time schedule, construction will commence in the fall.

Joseph Mastronardo's Comments and Concerns:

- At present, the proposed site has no stormwater control with the exception of the golf course.
- Any amount of stormwater control would be helpful.
- There are four hundred thirty-eight existing parking spaces at the county club complex and eighty five additional parking spaces are proposed, which would make a total of five hundred twenty three parking spaces.
- There will be a reduction of water run off along the 10th fairway.

William Cervino's Comments and Concerns:

- There are various commercial locations in Springfield that have generators.
- Will the facades match the existing buildings?

Public Comment:

Mr. Charles McCabe, 544 Vernon Road, was present and expressed the following concerns:

- Very satisfied with plan.
- What will be the cost to the Township?
- Revenue from the hotel, what will be used for?

Mr. & Mrs. Chris Yocum, 548 Vernon Road, were present and expressed the following concerns:

- Generator noise.
- Can the time the generator is tested be changed?
- Ample parking.
- Lighting.
- Green space.
- Stormwater reduction.
- Will the hotel be a Marriott and will it remain?
- When will construction commence?

Mrs. Pat MacBain, 508 Vernon Road, was present and expressed the following concerns:

- The plan looks real nice.
- Generator noise in relation to the location with regards to child safety.
- Instead of a traffic light, have a right turn only exiting the Country Club complex if possible, then proceed through St. Kevin's parking lot to the light.

Motion: Mr. Base made a motion, second by Ms. Burkhart, to recommend approval of the Preliminary Final plan of the Springfield Marriott Hotel given the applicants willingness to comply with the Engineers review letter dated July 24, 2012 and consideration of the neighboring resident's comments.

Roll Call Vote on

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
	Mrs. Burkhart	<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
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Merkins made a motion, second by Ms. Burkhart, to adjourn the meeting.

Roll Call Vote on

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
	Mrs. Burkhart	<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
	Ms. Siletsky	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned:

The meeting adjourned at 8:45pm(E.S.T.)