

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** March 3, 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, Mr. Arrell, Mr. Kennedy, and Mr. McGann

**Also Present:** Joseph Mastronardo, Township Engineer, William J. Cervino, Zoning Officer,

**Approval of Minutes:** Mr. Arrell made a motion second by Mr. McGann to approve the February 4, 2016 minutes.

**Roll Call Vote on Motion:**

Mr. Gorgone	■ AYE	□ NAY
Ms. Gagliardi	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Plan Application for First Watch – Springfield Square East. Mr. Mark Damico was present to represent the applicant Mr. Claude DeBotton who was also present. Mr. Damico gave a brief overview of the plans as submitted and indicated the following:
  - In receipt of the Township Engineer’s report dated March 2, 2016.
  - Property is Zoned SC-1, TND Overlay.
  - The applicant was granted Zoning relief from the Zoning Hearing Board in March 2014.
  - Met with the Planning Commission in April of 2014 as a sketch plan. This was delayed due to Target’s approval and parking issues which both have been signed off on.
  - It was noted in the new plan that the dumpster was moved and Mr. Mastronardo stated it had to be moved back.
  - The applicant will be filing as a Preliminary Final Plan.
  - The applicant will comply with all items noted in the Township Engineers report dated March 2, 2016.
  - Mr. Damico spoke with Mr. Byrne; Township Solicitor with regards to this application being covered under the permit extension law which means the sole applicant does not have to go before the Zoning Hearing Board a second time since the variances are still good. Mr. Damico will submit a letter to Zoning Hearing Board and put on their agenda and have them reauthorize.

Will comply with the directive of the Township Solicitor.

- The proposed seating will be a Conditional Use Hearing and the applicant will provide the detailed information requested.
- Music will not be an issue.
- The applicant will comply with regards to details of TND for the bench specs.
- The Corporation started in Florida; the majority of the corporation is owned and a portion is franchised.
- Went over each and every detail of the Township Engineer's report dated March 2, 2016 and will comply.

Mr. Dave Damon was present to represent the applicant and gave a brief overview of the plans submitted and indicated the following:

- First Watch is a Breakfast Café that serves breakfast and lunch daily.
- This area is least used in that portion of the parking lot.
- Proposing a 4000 square foot building with outdoor patio and three to six tables.
- Expanding parking in the south end of building property, there is a small existing lot that will be expanded by forty spaces.
- Relocated the trash enclosure to the North West corner of the parking lot, a more convenient location.
- Building and parking lot-will have stormwater management below grade seepage bed facilities to control the stormwater management and this will meet the township requirement and not increase run-off from the site.
- Will comply with the Township Engineer's report dated March 2, 2016.
- Regarding item #10 the reason the change was made was to add parking to bring them up to the required number.
- Regarding item #5, adding a pedestrian crosswalk, as part of the TND Overlay, a street walk is proposed along the frontage of Baltimore Pike and along a portion of Rt. 420. If the site is level enough the applicant will add a bench and if not the applicant will relocate to a more suitable location.
- Typical outdoor furniture.
- The existing rain garden is a depression and there is nothing planted at present that would be missed in that area.
- Maintaining the existing seepage bed and adding two more.
- The applicant is doing a lot of landscaping. In addition there will be snouts on the inlet structures to keep debris, oil and grease out of the basins
- Recharging area to the streams with a seepage bed, could add a small rain garden similar to the one that is out there now. There is an island that can be repositioned.
- Testimony by First Watch representatives was that there would be no tractor trailers and all deliveries would be during off hours.

Planning Commission's Comments and Concerns:

- Specific number of seats.

- Outside dining, number of seats as per applicant should be six to eight.
- Will music be played outdoors?
- Stormwater Management, seepage bed.
- Will the applicant be replacing the existing rain garden or adding any green for the environment.
- Franchise or Corporation
- Days and times of deliveries.

Joe Mastronardo's comments and concerns:

- Outdoor Seating for Baltimore Pike Greenway, there are requirements for the types of benches and the way the crosswalks are striped. When it is for a restaurant, it would be the restaurant brand rather than a township standard.
- Benches, striping of crosswalks is up to the owner/applicant.
- Provide a graphic of the seating when applying for Conditional Use Application.

**Motion:** Mr. Kennedy made a motion seconded by Mr. Gagliardi to recommend to the Board of Commissioners approval of the Preliminary/Final application for First Watch located at Springfield Square East contingent upon compliance with all the items noted in the Township Engineers report dated March 2, 2016.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. McGann made a motion, second by Mr. Arrell to adjourn the meeting.

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Gagliardi	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Arrell	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kennedy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McGann	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

**Meeting Adjourned:** Meeting adjourned at 8:00pm

