

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: March 6, 2014

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. Merkins, Mr. Gosselin, Ms. Siletsky, Mr. Base and Mr. Kennedy

Also Present: Bill Cervino, Zoning Officer, Jennifer Caffrey, Pennoni Assoc., Julianne and Jim Hallagan were also present.

Approval of Minutes:

Roll Call Vote on Motion:

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

Mr. Gorgone introduced Mr. Jim Kennedy to the planning commission and wished him well at his first meeting.

- The first order of business was the sketch plan for Enterprise Leasing Rent A Car. Present to represent the applicant was Christian Jordan and Jennifer Painter. Mr. Jordan gave a brief overview of the plans submitted and indicated the following:
 - Proposing a car wash bay at the rear of the building.
 - The proposed bay will be approximately 150 square feet.
 - Proposing a landlord tenant axiom.
 - Proposing to meet the TND requirements, Section 8.17 of the design manual.
 - Proposing a sidewalk, concrete planters under existing windows, and low-growing vegetation.
 - Existing street light will be changed out.

Jennifer Caffrey comments and concerns:

- Are you adding impervious surface?
- Access isles. Is the intent a one way?
- Is it your intention to modify curb-cuts by trimming down to 25 ft.?
- Area in front of Hair Salon, will there be any modifications?

Bill Cervino comments and concerns:

- The landscape buffer to the residential property is failing and needs to be addressed.
- The stream channel runs through the property; the Township does not want this to erode more.
- Setback line
- Off street parking – current use and proposed use, will there be a need.

Planning Commission comments and concerns:

- How is this project environmentally friendly?
- Consider making the front parking lot a one way.

Jim Hallagen comments and concerns:

- Do you anticipate applying for any Zoning variances?

Christian Jordan and Jennifer Painter comments:

- The car wash will process water and wash vehicles.
 - The applicant is proposing a one way access in and out.
 - There will be no modifications in front of the Hair Salon.
 - The applicant does not anticipate applying to the Zoning Hearing Board.
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- The second order of business was the Preliminary/Final plan review for Chipotle Restaurant. Brian Meyers from Landcore Engineers was present to represent the applicant Pineville Pintzuk Springfield, LP c/o Joseph Botta, of Valley Forge. The applicant proposes a 2,113 s.f. Chipotle restaurant on Tax Map Parcel 42-22-344 (0.495 acres); the applicant is additionally proposing parking and landscaping. The parcel is located on the southwest corner of Baltimore Pike (SR1) and Woodland Avenue, within the E-Business and TND-3 Overlay zoning districts. Mr. David Falcone & Saul Ewing were present and gave a brief overview.

Mr. Meyers gave an overview of the plans as submitted and indicated the following:

- The property is approximately .485 acres in size.
- The applicant appeared before the Zoning Hearing Board and obtained special exception approval to construct a restaurant in the E Business District, as well as a series of variances.
- In receipt of review letter from the Township engineer dated 2-7-2014.
- Proposing a right in right out access off of Baltimore Pike.
- Full movement access on Woodland Avenue that will have some minor restrictions on turning movements based on the hour of the day.
- There are multiple access points off of Woodland Avenue.
- Proposing landscaping along the frontage in line with the TND overlay and the green boulevard plan.
- Proposing a fence barrier along the entire frontage on Baltimore Pike and Woodland Avenue.
- Will comply with the engineer's comments and concerns regarding stormwater management issues.
- Will submit a plan with regards to the stormwater changes. Needs additional surveying information.
- Will fix the issues with regards to the width landscape island in one location, which will balance it out and bring it into compliance.
- Ultimate Right of Way required on Woodland Avenue. Provide the maximum width they can without affecting those parking spaces in the

future should that right of way be required for widening or other issues. Will need a waiver.

- At the southernmost point of the property line along Woodland Ave, there is eight feet of ultimate right of way that is being granted, that does go down to six feet. Will be seeking a limited waiver for the portion that is not being provided.
- The applicant has made a submission to PADOT.
- Will be connecting into the system on Woodland Ave., needs to confirm pipe sizes and capacity. Will be running a new pipe.
- The engineer was directed by the applicant to treat the area as a stand-alone facility.
- The engineer stated he was not in a position to comment if the property was not stand alone.
- The trash receptacle will be placed off the western end of the property and there will be a screen enclosure.
- The area will be decommissioned in accordance with Pennsylvania and DEP guidelines.
- Will match the grade of the existing masonry wall.
- From an engineering standpoint, nothing more can be done from a land layout.

Jennifer Caffrey from Pennoni Associates comments and concerns:

- Ultimate Right of Way with regards to losing six parking spaces.
- Submission to PADOT.
- Has PADOT raised any issues regarding storm water and outletting the runoff.?

Bill Cervino comments and concerns:

- Existing masonry wall going around the site doing retention of 18 to 24 inches, will the applicant be grading that area out without disturbing adjoining properties?
- PADOT – Highway Occupancy Permit, would like documentation.
- Documentation from DEP that the property is clean of contaminants.

Planning Commission comments and concerns:

- Did the applicant do anything with regards to egress in the rear of property.
- Did the applicant meet with the adjoining land owner?
- Can there be a right in and right out only on Rt. 420, will there be signage?
- Was research done on the site by the Engineer with regards to the flow of the property?
- If it was not a stand alone property can you comment on how to improve the site?
- Location of the trash receptacle.
- Removal of gasoline tanks.
- Exhibit 7, traffic flow throughout the facility, major safety and traffic concerns.
- Feels July and August is not a good time for a traffic study since most people are away on vacation.
- Does not want to see situation like Maggie O’Niels-Chick’s & Pete’s in the Pilgrim Gardens Shopping Center.

- Feels there should be further discussion with the adjacent property owner, need to communicate and maybe come to a resolution/compromise.
- Possibility of a pork chop.
- Not comfortable with the plan to make a motion.
- The applicant agrees to grant additional time to the Board of Commissioners to render a decision.

Matt Hammond reviewed the traffic impact study and indicated the following:

- A traffic impact study was done in July/August 2013.
- The study was based on existing conditions at Baltimore Pike and Woodland Avenue, discussions with PADOT since they are both state owned and maintained roadways.
- Currently there are three full access movement points to the property, which means right in right out, left in left out to the property; two on Woodland and one on Baltimore Pike.
- Counted the traffic at Baltimore Pike and Rt. 420 during the PM peak hours and Saturday midday peak hours since they are the two busiest peak hours for a restaurant according to analysis.
- The existing Exxon station currently generates more traffic than the proposed business.
- Counted the PM peak hours and Saturday midday hours since they are the two busiest peak hours for a restaurant according to analysis.
- The PM peak hours generated approximately a couple less trips; on Saturday, there were significantly less trips.
- The area will be reduced to three full access driveways which has the potential of twelve movements, according to our study will be reduced to six movements.
- The driveway on Baltimore Pike will be restricted to a right in right out; there will be no lefts in or out permitted.
- The driveway on RT. 420 will be a full access driveway during most of the day, however during the pm peak hour when travel is heaviest the left turns out would be restricted. There will be signage.
- The applicant has applied for a Highway Occupancy Permit.
- Did receive notification from PADOT by email that the traffic study area, type of study, analysis periods and access scheme are all acceptable.
- The Township will be copied on any submissions with regards to PADOT and the Highway Occupancy Permit.
- An effective pork chop can't be constructed to Baltimore Pike access.
- When you start limiting movements/turns, you increase the potential for people to make illegal turns which becomes a safety issue.

Joe Botta, comments and concerns:

- Purchased the Exxon Station in 2008 and has met several times with Mr. Debotton regarding this property and does not feel they can come to an agreement.
- Willing to sit down and work things out.
- Understands the Planning Commission's concerns.
- Chipolte is signing a fifteen year lease at the proposed site.
- Will talk to Chipolte and make them aware of the Planning Commission's concerns.

Public Comment:

Tom Busey, Representing the owners of the Shopping Centers.

- Opposed to the project.
- Feels it is a high accident area.
- Major traffic concerns.

Gene Ontjes-Chic-Fil-A

- Does not feel the corner is satisfactory for that type of restaurant.
- Would like to see Chipolte come to Springfield and be successful.

Claude Debotton, Partner/owner of Springfield Square East Shopping Center,

- Opposed to the location of the proposed site due to the negative impact it would have at the proposed location.
- Traffic concerns, intersection is a problem.
- Safety of the Town.

Paul Debotton, Partner/owner of Springfield Square East Shopping Center

- Concerns with blocking the entrance to the Shopping Center.
- Traffic concerns, there is no circulation at the site
- Never expected the best of the best at the best intersection.
- Met with Lee Fulton, Bruce Goodman and Jeff Rudolph.
- Conversations with the neighboring property can take place.
- Visited nine Chipolte restaurants in the area.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Gosselin	■ AYE	□ NAY
Mr. Merkins	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS UNANIMOUSLY APPROVED.

Meeting

Adjourned: The meeting adjourned at 10:00pm(E.D.T.)