

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: May 1, 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. Gosselin, Mr. Merkins, Ms. Siletsky, Mr. Base, Mr. Arrell & Mr. Kennedy.

Also Present: Bill Cervino, Zoning Officer, Jennifer Caffrey, Pennoni Assoc.

Approval of Minutes: Mr. Arrell, made a motion second by Ms. Siletsky to approve the April 3, 2014 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. Arrell	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Final plan for Chipolte. Mr. Dave Falcone, Saul Ewing was present to represent the applicant, and presented a response letter from PADOT, a letter from Saul Ewing and a letter regarding the ingress and egress at the proposed Chipotle location. Also present was Brian Meyers, P.E., Matthew Hammond and Joseph Botta. Mr. Falcone stated there have been discussions and meetings but both parties were not able to come to an agreement. As per Mr. Falcone they are all will complies to the Township Engineers report.

Mr. Matthew Hammond was present to represent the applicant and answer any questions, and indicated the following:

- Received a review letter back from PennDOT with regards to the Highway Occupancy Permit, there were seven comments noted in the letter; one was general, two were regarding maintenance protection of traffic during construction of the access points, two were stormwater, two were regarding signals and potential upgrades to the traffic signal. All are will complies; the applicant will work with Pennoni with regards to PennDot and Pennoni's letter regarding storm-water.
- PADOT requires you as the applicant to look at the site with regards to crash data.
- The applicant feels he has used all the correct codes with regards to PADOT since they have approved the Highway Occupancy Permit application.
- A traffic study was done with regards to proper requirements.
- There is not enough length to put a pork chop in at the proposed location.

- The Camp Hill site has 90 seats; the Springfield site is proposing 42 seats.

Brian Meyers stated all will comply with regards to the Township engineers review letter dated May 1, 2014 and also indicated the following:

- We ran capacity calculations on the downstream all the way to the outlet and there was more than enough capacity for the flow.
- The pipes were surveyed and they came out as fifteen.
- The connection that crosses woodland in the right of way will have to be in the name of Springfield Township for the Highway Occupancy Permit, that is the way PADOT handles them now.
- At present there is no stormwater management facilities at the property the applicant is complying with Springfield Township stormwater management requirements, putting in an underground detention basin and adding some additional pretreatment. The stormwater management will be a significant improvement.

Planning Commission comments and concerns:

- Traffic circulation issues
- Expressed thanks to both parties for trying to come to an agreement.

Jennifer Caffrey from Pennoni Associates comments and concerns:

- Have there been any discussions with CVS with regards to the piping that the applicant is connecting to?
- Pipe becoming a part of the municipal system.
- Stormwater and connection pipes.

Bill Cervino comments and concerns:

- Who will be maintaining Stormwater Management ?

Public comments and concerns:

Rocco Masticollo, 350 Brock Road, liaison for the Darby Creek Valley Association was present and asked will this project enhance the park right below the proposed property and improve the quality of the stream that runs through Greenbriar Park?

Tom Busey was present to speak against the Chipolte project and raised traffic concerns with regards to accidents and safety in general of the proposed project. Mr. Busey presented a traffic study done by Orth Rodgers & Associates.

Steve Bolt was present from Orth Rodgers and gave a brief overview and indicated the following:

- It is a stand-alone site
- Vehicles presently stack in the lot.
- Feels standard code according to PADOT should be 933, the applicant used 932.

- Weekdays during midday peak was the busiest time.
- Saturday during midday peak hours the demands met capacity.
- Recommends the applicant re-evaluate the traffic impact analysis using appropriate land use codes to determine traffic, parking and operational impacts at the proposed development.

Claude de Botton was present and spoke in opposition of the project due to traffic concerns and safety issues. Feels the project will have a negative impact on the existing tenants.

Motion: Mr. Gosselin made a motion second by Ms. Siletsky to request a waiver from Subdivision/Land Development item number one on page two of the Township Engineers report dated May 1, 2014 allowing them to not dedicate a right of way.

Mr. Gosselin made a motion second by Ms. Siletsky to approve the Chipolte Restaurant, 801 Baltimore Pike, contingent upon the Township Engineers Report, dated May 1, 2014, PADOT's Report dated April 30, 2014, all stormwater management requirements and a waiver from the Preliminary Final Plan.

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. Arrell	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Base 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. Arrell	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY

THE MOTION WAS APPROVED.

Meeting

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