

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: May 2, 2013

Meeting Time: 7:30 P.M. (E.S.T.)

Meeting Place: Township Municipal Building, 50 Powell Road, Springfield PA 19064

Members Present: Mr. Gorgone, Mr. Merkins, Mr. Gosselin, Mr. Base, Ms. Siletsky & Mr. Arrel.

Also Present: Bill Cervino, Zoning Officer and Michael Schneider, PE

Approval of

Minutes: Mr. Gosselin made a motion, second by Ms. Siletsky, to approve the February 7, 2013 minutes.

Roll Call Vote on Motion:

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

THE MOTION WAS UNANIMOUSLY APPROVED.

- The first order of business was the Preliminary/Final Subdivision Plan for Patient First, 417 Baltimore Pike. Mr. Brian Meyers, PE, Mr. Finton McHugh, and Mr. Brad Midgette, PE were present to represent the applicant. Mr. Meyers gave a brief overview of the plans as submitted and indicated the following:
 - A medical care facility for walk in care is proposed. Will have onsite x-rays, labs and prescriptions.
 - In receipt of and will comply with the Engineer's review letter dated April 30, 2013.
 - The major change to the plan is the inability to obtain rear access.
 - Access will be off of Baltimore Pike.
 - The location of the building is the same.
 - Appeared before the Zoning Hearing Board for relief.
 - Trying to work with TND.
 - Removed the fence and added two benches.
 - With regards to item #3 on the Engineers report, the type of delivery trucks. Will not be providing a dedicated area.
 - Patient First does not provide parking bumpers in any of their facilities. The applicant will work with the Township.

- The applicant will look into 4 foot sidewalk with grass strip versus five foot.

Bill Cervino’s comments and concerns:

- Continued communication with the owner regarding access.
- Springfield Township prefers not to have vehicles overhang sidewalk access.
- Location of dumpsters.

Michael Schneider’s comments and concerns:

- Removal of light pole with regards to parking spaces against the building.

Planning Commission comments and concerns:

- Have light bulbs been removed?
- Front benches in proximity to bus stop.
- Parking spaces with regards to comment #7 in the Township Engineer’s report.
- Location of main entrance with regards to parking bumpers.

Motion: Ms. Siletsky made a motion second by Mr. Base to recommend to the Board of Commissioners to approve the Preliminary Final Subdivision Plan for Patient First contingent upon the Township Engineers report Dated April 30, 2013 and compliance with the 4 foot sidewalk with grass strip.

Roll Call Vote on Motion:

Mr. Gorgone	<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
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Arrel	<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.

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

Roll Call Vote on

Motion: Mr. Gorgone	<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
Mr. Base	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Arrel	<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 8:00pm(E.D.T.)