

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: April 7, 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. Base, 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. Base to approve the March 3, 2016 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Base	■ 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 Conditional Accessory Use Application for First Watch, 857 Baltimore Pike. Mr. Damico gave a brief overview of the application as submitted and indicated the following:
 - In receipt of the Mr. William J. Cervino's report dated April 1, 2016.
 - Property is Zoned SC-1, TND3 Overlay.
 - Will comply with Mr. William J. Cervino's report dated April 1, 2016 except for the sidewalk issue.
 - Will make every effort to move the building and relocate the sidewalk adjacent to the seating area.
 - Seating will be in the East side of the building.
 - There is a Conditional Accessory Use hearing on April 12, 2016 with the Board of Commissioners

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

- Outdoor Dining will be on the East side.
- A proposed seating area for 24 people will be enclosed with a 36 "high black steel or aluminum ornamental type fence.
- There is a two foot landscaped area that is proposed in the front.

- The Outdoor seating area is 185 feet from the closest residence; there is a substantial raised berm there which is well buffered.
- Will comply with all of Mr. William J. Cervino's report dated April 1, 2016.
- Provide a taper to align cars at drive isle north of the Building site.

Stan Riebach Director of Operations, First Watch was present and indicated the following:

- Maximum capacity will allow 146 patrons inside.
- Outdoor Seating of 24 patrons is proposed.
- First Watch just opened in Wynnewood and another one is proposed for Villanova in May.
- First Watch hours is from 7:00am to 2:30pm
- Employee parking will be furthest from the Restaurant.
- Delivery times will be what is allowable per the Springfield Township Ordinance.

Bill Cervino's comments and concerns:

- Create an interior walkway through the site for pedestrian circulation.
- Provide a pedestrian and patron walkway in front of the outdoor seating area to prevent persons from walking in the drive aisle.
- Delivery times cannot be at 3:30am.

Planning Commission's Comments and Concerns:

- Pork chop to align cars; at drive aisle North of the building site can be moved back to have straight access in and out.
- Impact on restaurant with regards to sidewalk.
- Parking count for restaurant and the Shopping Center.
- Sidewalk would be an asset to the property.
- Specific number of outdoor seats.
- Days and times of deliveries are to be per Township Ordinance.

Joe Mastronardo's comments and concerns:

- Move the building footprint 4 feet to the west to accommodate the sidewalk in front of the seating area.

Mr. Paul Debotton was present and indicated the following:

- In agreement with the Planning Commission with regards to moving the building 2 to 4 feet to the west.

Motion: Mr. Kennedy made a motion seconded by Mr. McGann to recommend approval to the Board of Commissioners of the Conditional Accessory Use application contingent upon compliance with William Cervino's April 1,

2016 letter except for and with respect to item 5b, the size of the sidewalk on the east side of the building, that the applicant use its best efforts to remove the sidewalk on the west side of the building and relocate the building footprint approximately two feet to the west to accommodate the Planning Commissions wishes to have a sidewalk on the eastern side.

Roll Call Vote on

Motion:	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Base	<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. Arrell 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. Base	<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 8:15pm

June 27, 2016

Commissioner Edward Kelly
Springfield Township
50 Powell Road
Springfield, PA 19064

Dear Mr. Kelly:

On April 7, 2016 the Planning Commission reviewed the Conditional Accessory Use Application for First Watch, 875 Baltimore Pike and 910 E. Woodland Avenue., and recommend approval to the Board of Commissioners contingent upon compliance with William Cervino's April 1, 2016 letter except for with respect to item 5b, the size of the sidewalk on the east side of the building that the applicant use its best efforts to remove the sidewalk on the west side of the building and relocate the building footprint approximately two feet to the left to accommodate the Planning Commissions wishes to have a sidewalk on the eastern side. Thank you for your consideration of our recommendation.

Sincerely,

Frank Gorgone
Chairman, Planning Commission