

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: June 2, 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. Arrell, Ms. Siletsky and Mr. McGann

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

Approval of Minutes: Mr. Arrell made a motion second by Ms. Siletsky to approve the April 7, 2016 minutes.

Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary/Final Plan for Rolling Green Golf Club – 280 N. State Road, Folio#42-00-06711-00. Mr. Michael Ciocco P. E., Catania Engineering and Mr. Chris Smith were present to represent the applicant and gave a brief overview of the application as submitted and indicated the following:
 - Notification was sent to all nearby residents.
 - The Applicant is in receipt of the Township Engineer’s Review letter dated June 2, 2016 and will comply with everything in the letter.
 - The property is an existing nonconforming use.
 - The applicant is proposing an expansion of the kitchen, dining and storage areas.
 - Reconfigure loading area, new trash enclosure and building front for handicapped access.
 - Regrading drop-off area for level entrance.
 - Will file application for a special exception to increase a nonconforming use by 10% if the loading dock and storage facilities are included in the floor area.
 - If the loading dock and storage facilities are included in the floor area expansion calculation, the area of the nonconforming use increase will be 11%.
 - The applicant will seek a variance for the 11% expansion if necessary.
 - 32 new parking spaces will be added to the 148 existing spaces. A total of

- 180 spaces will be provided.
- Will comply with landscaping and lighting recommendations.
- Will add to the proposal whatever is requested.
- Will provide recreational fee in lieu.
- Will modify the landscaping plan.

Bill Cervino’s comments and concerns:

- Does existing light project onto adjacent properties?
- Expansion of a non-conformity requires a special exception approval by the Zoning Hearing Board. Ten % may be subjective due to the areas used for storage and loading. If 11%, they would need a variance; it’s deminimus.
- Plan could be amended at the same time as the petition to the Zoning Hearing Board.
- Evaluate and provide adequate screening along the privacy fence for the existing parking lot.

Planning Commission’s Comments and Concerns:

- Will the proposed parking lot lighting standards match the existing light standards?
- Recreation lands/facilities or fee-in-lieu.
- A special exception is required.
- Applicant is to confirm with Township whether a variance for the proposal is required.
- Table plan until the applicant meets with the Zoning Hearing Board.

Rolling Green Comments and Concerns:

- Lights will have the same characteristics as existing and will confirm no projection onto adjacent property; have not had complaints from neighbors regarding existing lights.
- Will comply with landscaping and lighting recommendations.
- Will comply with the Township Engineer’s review letter dated June 2, 2016.

- Mr. Gorgone entertained a motion to adjourn.

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

Roll Call Vote on

Motion: Mr. Gorgone	■ AYE	□ NAY
Mr. Base	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY

THE MOTION WAS APPROVED.

**Meeting
Adjourned**

Meeting adjourned at 8:30pm

