

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: November 3, 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. Gagliardi, Ms. Siletsky, Mr. Arrell, Mr. Kennedy, Mr. McGann and Mr. Cortese.

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

Approval of Minutes: Mr. Arrell made a motion second by Mr. Kennedy to approve the September 1, 2016 minutes.

Roll Call Vote on Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. Gagliardi	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Zoning Ordinance Amendment for the TND 1 and TND 2 overlay districts, Springfield #16508.

Mr. Cervino gave an overview and indicated the following:

- Encourage retail and restaurant uses along Saxer Avenue which is identified as TND1 and Brookside Road which is identified as TND 2.
- The amendments are to achieve the goal by requiring first floor uses to have retail and restaurant components to them in the overlay districts. Restaurants that have a maximum square feet of 2000 is by right, and over 2000 square feet by special exception.
- Reduction in off-street parking requirements to accommodate uses within the overlay district to make it a more downtown business area.
- Insure through the manual of graphic and written design guidelines the redevelopment within the district are compatible with the existing physical characteristics of Saxer Avenue and Brookside Road.
- The manual of graphic and written design portion of the ordinance tries to maintain certain architectural features which are done through the redevelopment process of property owners, not the Municipality.

Joe Mastronardo's comments and concerns:

- Working towards redevelopment of the TND1 and TND2 local business districts for the past five years.
- A planning study was done in 2008 to revitalize and provide some streetscape improvements both districts.
- Recently the township received approximately 875,000.00 in state funding to

- proceed with the construction of that project.
- Streetscape Improvements that are planned with the Institutional controls being proposed through the zoning ordinance will revitalize Brookside and Saxer Avenue and provide uses that are more conducive to what we are looking for in Springfield Township.
- With regards to the grant there is no indication that we will be improving the buildings, they are private property. The grant is being used for curb, sidewalk, landscaping, pedestrian scale lighting, parking, and decorative crosswalks. The grant is being used more for the usage of the buildings.
- Conceptual plans are available now for viewing.
- Received the grant a month ago and are in the process of surveying at present and will go through final design and hopefully construction by next year.

Public Comment:

- Eric Helmandollar, Owner of two properties on Brookside Road and one property on Saxer Avenue was present and expressed the following concerns:
 1. Would like to view the plan for street scape.
 2. Handicapp accessibility access to the buildings.

Mr. Jim Kennedy made a motion second by Ms. Siletsky to approve the Zoning Ordinance/Amendment as presented to the Planning Commission.

Motion:	Mr. Gorgone	■ AYE	□ NAY
Roll Call Vote on Motion:	Mr. Gagliardi	■ AYE	□ NAY
	Ms. Siletsky	■ AYE	□ NAY
	Mr. Arrell	■ AYE	□ NAY
	Mr. McGann	■ AYE	□ NAY
	Mr. Kennedy	■ AYE	□ NAY
	Mr. Cortese	■ AYE	□ NAY

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Kennedy made a motion second by Ms. Siletsky to adjourn the meeting.
Roll Call Vote on Motion:

Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Ms. Siletsky	■ AYE	□ NAY
Mr. Arrell	■ AYE	□ NAY
Mr. McGann	■ AYE	□ NAY
Mr. Kennedy	■ AYE	□ NAY
Mr. Cortese	■ AYE	□ NAY

THE MOTION WAS APPROVED.

Meeting Adjourned Meeting adjourned at 7:50pm