

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: November 3, 2022

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. McManamy, Mr. Kutufaris and Mr. Markunas.

Absent: Ms. Schramm, Mr. Gagliardi & Mr. DiBlasi

Also Present: Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer

Approval of Minutes: A motion was made by Mr. Markunas, second by Mr. McManamy to approve the September 1, 2022, minutes as submitted.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. McManamy	■ AYE	□ NAY
	Mr. Kutufaris	■ AYE	□ NAY
	Mr. Markunas	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Final Land Development Plan for Floor & Decor, 750 W. Sproul Road. Mr. George Broseman Esq., Mr. Anthony Caponigro P.E., Kimley Horn, were present to represent the applicant, also present was Ms. Jennifer Guckin, Center Point Integrated Services and Mr. Ed Costas from Floor Décor.

Mr. Broseman gave a brief overview of the plan as submitted and indicated the following:

- Went before the Planning Commission on September 1, 2022, and presented a sketch plan.
- Went before the Zoning Hearing Board on September 8, 2022, and they were granted some variances.
- Will go before the Zoning Hearing Board on November 17, 2022, for the Signage relief.
- Worked extensively with the Township on the design of the building.
- In receipt of the Township Engineer's Report dated November 2, 2022.
- All abutting owners have been notified and will provide documentation to Mr. Cervino, Zoning Officer.

- Asking for two waivers; one for combining the Preliminary and Final Plan and the other is regarding parking space size with regards to the Zoning requirements.
- Mr. Caponigro will go over the Engineer's review letter; most responses to the letter are will comply.
- Asking for an approval recommendation this evening if possible.
- Regarding item #13, of the engineer's review letter, it is a will comply. We received the release from the deed restriction and will provide the information to Mr. Jim Byrne, Township Solicitor.

Mr. Anthony Caponigro from Kimley Horn was present and gave an overview of the new plans submitted and indicated the following changes:

- Shifted the building 18 to 24 inches closer to Sproul Road to meet the front yard set backed and improve circulation in the back of the property and the buffer area.
- Brightened up the front façade of the building to make it look more like the front of the building.
- Converted stormwater management to underground on this existing open area of grass, will make it open space with a tree in that area.
- Did get a parking variance from the Zoning Board.
- At the adjacent area where the two properties come together, we are eliminating one access point to provide additional parking and landscaping to separate the two properties.
- Adding landscaping along the loading dock wall.
- The mechanical equipment that was in the front of the building will be moved to the side; this includes transformer and gas meter.
- The water meter vault which is subsurface, and the fire company emergency services equipment will remain in the front of the building. The water vault is encased in concrete and is flush to the ground and does not protrude.
- Concrete pads are required as part of the Building Code-Emergency Exits.
- Asking for a waiver from Preliminary Plan to Preliminary and Final Plan. Hoping for a decision this evening.
- Regarding Traffic #1, will evaluate and will comply.
- Providing mitigation associated with the traffic improvements for the project at State and Sproul, because of issues that they observed. Proposing a stop here sign, and a do not block box sign.
- Regarding item #2 under traffic, will further discuss with the Township. The other items noted under traffic will comply.
- Wirth regards to noise, loading/unloading of trucks are from 7pm to 7am. at the loading dock.
- There will be no trash pick-up occurring during overnight hours.
- The parking space size throughout will be 9x18 consistent with the SALDO.

- Will work with the Township regarding crosswalk.
- Additional landscaping has been added heading towards State Road.
- A detailed Landscape plan has been submitted and will work with the Township. Will comply with items noted.
- Will comply with filling in the gap.
- Lighting will go off ½ hour after store closes, which is 7:00p.m.

Mr. Ed Costas was present and indicated the following:

- Entrance is typical of most Floor and Decors.
- The Devon store is an older design.
- Spring and summer are the busiest times of year.
- The busiest time is very early or very late in the day.
- Would like to open the store in the fall of 2023.
- Hopes to start demo in December.
- Proposing wall sconces with down lighting.
- Will work with Springfield Township.

Mrs. Jenn Guckin was present and indicated the following:

- All items noted by Mr. Cervino, Zoning Officer, will be addressed in the resubmitted sign package that goes before the Board.
- A monument sign is proposed.

Planning Commission Comments and Concerns:

- Safety precautions around the water meter vault and fire emergency equipment.
- Traffic Safety concerns.
- PADOT approval
- Noise concerns.
- Crosswalk at intersection.
- Detailed Landscape Plan.
- Can we go to the Devon store to see how that looks?
- Concerns with proximity to residential area.
- Size and location of signs.
- Use down lighting outside with regards to residential area.

Eric Johnson's Comments and Concerns:

- Inquired about the purpose of the concrete pads in front of the Building.
- The applicant does need and has applied for a Highway Occupancy Permit through PADOT.
- Concurred that the comments about traffic will be discussed.
- Myself and Bill Cervino have not been privy to latest conversations with Township Solicitor and Board of Commissioners regarding the plan.
- The applicant should continue to work with the Board of Commissioners for a common resolution regarding the facade of the building.

Bill Cervino’s Comments and Concerns:

- The plan needs to be revised in language with regards to sign variances that are being proposed.
- Still do not have building elevations.
- Have landscaping architect walk the rear site. Canopies of existing evergreen trees are very high along the southwest property lines. Consider adding Lylan cypress to help screen a portion of the building.
- Species of trees.
- Mr. Calabrese abutting neighbor does not want the proposed fence near his existing fence. As per Mr. Calabrese his neighbor Mr. Frank Canal is in favor of the project because it will mitigate current stormwater issues.
- The front of the building is facing residential properties.
- Appearance of building facade that will front on Sproul Road. We want to make sure that the street frontage is aesthetically pleasing.
- We are aware there have been conversations with the Solicitor and the Board of Commissioners, but the Township Staff has not reviewed, nor has the Planning Commission had a chance to evaluate elevation plans.
- November 17, 2022, is the Zoning Hearing for signage.
- The Board can make a recommendation with conditions; it is the Planning Commissions call.

Motion: Mr. McManamy made a motion second by Mr. Kutufaris to approve the Preliminary/Final Plan for Floor and Décor subject to the following conditions, addressing all items noted in the Township Engineers review letter, dated November 2, 2022, continue to work with the Township regarding the building façade and the landscaping and buffering issues and the granting of both waivers for Preliminary/Final Plan Submission and the modification of parking space dimensions.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. McManamy	■ AYE	□ NAY

Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

Motion: Mr. Markunas made a motion second by Mr. McManamy to adjourn the meeting.

Roll Call Vote on

Motion: Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. McManamy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
Mr. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED MEETING ADJOURNED AT 9:00PM