

SPRINGFIELD TOWNSHIP PLANNING COMMISSION

Meeting Minutes

Meeting Date: September 1, 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, Ms. Schramm, Mr. McManamy, and Mr. Markunas.

Absent: Anthony Gagliardi, Mr. Kutufaris & Mr. DiBlasi

Also Present: Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer
James J. Byrne, Jr., Esq., Solicitor

Approval of Minutes: A motion was made by Ms. Schramm second by Mr. Markunas to approve the July 14, 2022, minutes as submitted.

Roll Call Vote on

Motion:	Mr. Gorgone	■ AYE	□ NAY
	Mr. McManamy	■ AYE	□ NAY
	Ms. Schramm	■ AYE	□ NAY
	Mr. Markunas	■ AYE	□ NAY

THE MOTION WAS APPROVED.

- The first order of business was the Sketch Plan for Floor & Decor, 750 W. Sproul Road., Mr. George Broseman Esq., Mr. Anthony Caponigro P.E., Kimley Horn, was present to represent the applicant, also present was Jennifer Guckin, Center Point Integrated Services, and Julie Starzynski, RDI from Floor Décor. Mr. Broseman gave a brief overview of the plan as submitted and indicated the following:
 - Scheduled to appear before the Zoning Hearing Board on September 8, 2022.
 - If they are granted Zoning relief than they will resubmit a full Land Development plan.
 - In receipt of the Township Engineer's Report dated August 5, 2022.
 - The proposed use is a specialty retail store of flooring products.
 - Floor & Décors are set up like a warehouse store.
 - It is a Low intensity use in terms of traffic and parking.

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

- The existing use of the property was the Old Moog office complex.

- There are two access points currently into the property from Sproul Road.
- Southern access will be a right in right out driveway.
- Directly adjacent to the property is a PECO substation, AQUA, AT&T and residential properties.
- The existing building is approximately 75,000 square feet. That is to be demolished.
- The proposed bldg. is 81,700 SF, an approximate 6,000 SF increase.
- Currently the existing property is not in compliance with Impervious coverage of the lot which presently is 74% vs 70% which is the maximum allowable.
- In compliance with setback on Sproul Road.
- Parking will remain in the Northeast corner where it is located presently.
- There are no setback deviations.
- Parking lot/Shade Trees will be added to reduce the amount of macadam in the rear of the property adjacent to the residential properties.
- The proposed building and impervious coverage of the lot will be compliant.
- The rear buffer area will be improved with additional greenspace for evergreen plantings, landscaping, and stormwater management.
- 83 or more trees and over 795 shrubs will be added to the proposed property.
- May ask for a variance for the number of shade trees along Sproul Road.
- Understand the sensitivity with the residents who live nearby.
- The main entrance will be in the rear property facing the residents.
- There will be a vestibule in the entrance.
- Stormwater management is proposed.
- There is a cross access easement with the abutting property.
- The neighbors requested that both access driveways be left alone if possible.
- A 15-foot island with landscaping between the access driveways.
- Will look into a possibility of creating one access drive with the abutting owner.
- Will consider connecting a bike lane to the existing bike lane.
- There will be a combination of bushes and trees in the rear of the property to shield the view from the neighboring properties who abut. Dogwood shrubs, Hollies and others.
- Relief they are asking for is from location of the foundation plantings that are required by ordinance, and we want to disperse that.
- Propose to move all the existing landscaping to the perimeter.
- Trash dumpster and recycling location will be shielded by landscaping.

Mrs. Jenn Guckin was present and indicated the following:

- Floor Decor has had an issue previously with corner entrances where it does not flow well.
- Will look into the possibility of a corner or different entrance but will not make any promises.
- They will have 40 employee's total; 25 employees per day.
- 80,000 square feet is the standard size for all stores.
- The reason they chose Springfield is because of the demographics and analytics.
- Will take responsibility for cleaning up the old growth by the fence and will add new landscaping to make it aesthetically pleasing.
- Proposing landscape at the wall area as well as some aesthetic elements to the building. More shrubbery versus trees, to soften the building facades.
- Not in favor of windows. Have not had luck in the past.
- Will look into the up lighting.
- The wall is approximately 210 feet in length.
- Will look into the possibility of another façade treatment versus stucco too make the building more pleasing.
- Will try to get a landscaping plan to Bill Cervino before the September 8, 2022, meeting.
- Proposing 204 parking spaces.
- Trash will be picked up once a week unless more trash is generated.
- Will assess moving building towards Sproul Rd. with regards to the bump out in the right-of-way.
- Will look into downsizing the wall signage to 36 inches at the façade facing the residential properties. The Corporate Branding will not be lit when the store is closed. Will look into a monument sign with landscaping.
- Hours are Monday – Friday 7am to 7pm, Saturday 8am-6pm & Sunday 10am-5pm.
- Will make all changes noted tonight. and regroup before the September 8, 2022.
- Will meet with Mr. Byrne, Township Solicitor and Township staff prior to the September 8, 2022, Zoning Hearing.

Planning Commission Comments and Concerns:

- Entrance location, can it be changed so that it is not facing the residential area.
- Employee parking
- Hours of Operation
- Deliveries will be 5 days a week @ 7:00pm or overnight.

- Is the footprint size a standard for all the stores.
- Concerns with using the store as a cut through.
- Widen the one common access driveway and eliminate the other closest to State Road.
- Rear property fencing.
- Landscaping, adding bushes, trubs and trees.
- Why did you choose Springfield?
- Building aesthetics, especially the wall along Sproul Road.
- The use of up lighting.
- Will there be bushes or trees in the rear property with regards to the view for the neighboring residents.
- Shielding the loading dock with landscaping.
- Location of parking spaces for employees and patrons.
- Will submit a traffic study once we receive it.
- The number of trash pickups.
- Timing of traffic light.
- Shielding the electric panel with landscaping?

Eric Johnson's Comments and Concerns:

- Providing one 24 ft. wide common access drive and eliminate the other between the two properties.
- Confirm there is an established easement between the two properties.
- We are in agreement with leaving the two driveways as is but would like to have the best layout possible as the applicant starts to develop.
- Customer pickup parking spaces are to be in addition to required parking spaces.
- PADOT is doing a traffic analysis.
- Should not have a traffic impact from the proposed store.
- The 26-foot front building setback is due to an odd bump out, in the Sproul Rd. right of way. Consider shifting the building forward to Sproul Rd. That should help the site circulation and improve the buffer set back at the PECO property.

Bill Cervino's Comments and Concerns:

- No landscaping plan has been submitted.
- South driveway access, provide pedestrian sidewalk.
- Add a bike lane so it connects with the existing bike lane at Beatty and Sproul Roads.
- An opaque fence is required by the Zoning Ordinance; the applicant is seeking a variance by the Zoning Hearing Board.
- Additional trees be added to the buffer area by the fence.

- Length of the wall along Sproul Road, which is 310ft, the Township would like the wall to be aesthetically pleasing.
- The Zoning plan does not show a trash/recycling area.
- Material of the façade. Brick façade. Would like this building to look nice.
- Provide smaller signs facing the residential area and consider signage exposure on Sproul Road.
- Customers in the parking lot do not need signs of that size directing them to the store.
- A 197 Square foot wall sign facing the residential properties seems excessive.
- Monument ground signs with landscaping would be aesthetically pleasing.

Mr. James Byrne, Solicitor, stated that the Board of Commissioners are very excited and concerned about the proposed site. Commissioners Dion and Lanciano are present this evening. Mr. Byrne noted the signage should be on Sproul Road versus facing the residential area. Also, the wall has to be aesthetically pleasing, and the parking location is an issue. Would like to meet with the applicant before the September 8, 2022, Zoning Hearing Board meeting. Our goal is to protect the residents as best we can.

Commissioner Kevin Dion spoke about the proposed plan and does not want to see 280 feet of wall, it has to be softened up as Mr. Byrne noted aesthetically pleasing.

- 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	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Ms. Schramm	■ AYE	□ NAY
Mr. McManamy	■ AYE	□ NAY

THE MOTION WAS APPROVED MEETING ADJOURNED AT 9:00PM