

# SPRINGFIELD TOWNSHIP PLANNING COMMISSION

## Meeting Minutes

**Meeting Date:** July 6, 2023

**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, Mr. Kutufaris, Mr. Markunas, Mr. Heness and Mr. Dutton

**Absent:**

**Also Present:** Eric Johnson, PE, Pennoni Associates, William J. Cervino, Zoning Officer and James J. Byrne, Township Solicitor

**Approval of Minutes:** A motion was made by Mr. Markunas second by Mr. Dutton to approve the January 5, 2023, minutes as submitted.

### Roll Call Vote on

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Schramm	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McManamy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Heness	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Dutton	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- The first order of business was the Preliminary Final Land Development Plan for the WaWa & Bank of America at 675 Baltimore Pike. Present to represent the applicant was Mark Damico, Esq., Joel Kepner, Developer Westport Holdings, Mike Spiegel, WaWa, Inc., Matt Hammond, Traffic and Design, and Alex Rodriguez, P.E, Catania Engineering.

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

- The property is zoned E Business District and TND 3 Overlay District.
- WaWa and Bank of America will share the site.
- This project started in January of 2021. There have been various meetings via zoom during COVID with the Planning Commission and the Zoning Hearing Board from January, 2021 through August 2022.
- All variances were granted but one.
- The Applicant filed an appeal in the Delaware County Court of Common

Pleas.

- In August of 2022, a court order was issued from the Delaware County Court of Common Pleas, approving the final variance. A stipulation was signed by the Zoning Hearing Board, Township Solicitor on behalf of the Board of Commissioners and by the Developer.
- In June of 2023, Preliminary/Final Plans were submitted to Springfield Township. The matter was placed on the Planning Commission July 6, 2023, agenda.
- Notifications were sent to all abutting owners. The Zoning Officer is in receipt of the Certified Mail receipts.
- Complete demolition of the existing property is proposed.
- Stormwater Management is proposed in accordance with the code. There is no stormwater management currently on the site.
- Traffic
- All new paving and curbing is proposed.
- Landscaping & Buffer plantings are proposed.
- Building coverage will be reduced from 24.5% to 13%, a 50% reduction.
- Impervious coverage will be significantly reduced from 91% to 71%.
- The WaWa façade will be like the WaWa façade on Baltimore Pike, located west of Rt. 452 in Middletown Township.
- The original plan was stucco. WaWa has agreed to upgrade to brick.
- Reduced Height of pylon sign.
- Limit certain traffic improvements.
- In receipt of the Township Engineer's report Dated July 6, 2023, and will comply with all items/comments noted.
- Will explore the option of sidewalks and or steps from the Leamy Avenue frontage.
- A typo was made, I will fix it and comply.
- There are different requirements for different Township Boards and the Planning Commission does not have to advertise in the newspaper like the Zoning Hearing Board.

Matt Hammond, Traffic Engineer gave an overview of the plan as submitted and indicated the following:

- 675 Baltimore Pike has three access drives. One on Leamy Avenue and two on Baltimore Pike.
- If approval is received from the township, then we will seek permits from PADOT for Highway Occupancy Permits.
- Two access points on Baltimore Pike are proposed.
- The first access point is proposed to be a Right in, right out only, closest to Leamy Avenue.
- The second access point will be further east and an Exit only driveway

exiting left and right.

- The Leamy Avenue driveway is as far South as possible.
- It is a right in, right and left out only according to the stipulation.
- In recent conversations with PADOT regarding Leamy Avenue, they stated the driveway on Leamy Avenue should be full access.
- The applicant has agreed to restrict the lefts in.
- Pedestrian accommodations include upgraded ADA ramps, new sidewalks along the site frontage and improvement to traffic signal.
- The traffic signal on the East side of the intersection will be brand new.
- The applicant will help the Township with the grant allocation to fix the west side of the intersection so it will be a full upgrade to the traffic signal at the applicants cost.
- Leamy Avenue is proposed to be widened along the entire frontage of Leamy Avenue.
- One of the first plans that was submitted showed that the widening will be for a right turn lane only.
- Through discussions with PADOT, it was agreed that when widening the new lane, the lane will be a through and right turn lane and the existing lane will be a left turn lane.
- The applicant is in discussions with Bob's Furniture, to widen their side of Leamy, but there is not an agreement yet.
- Striping and signal timing adjustment will be required.
- Working with PADOT to get the traffic signals working together.
- The Leamy Avenue driveway will have a porkchop as well as signage to prohibit left turns into the site from Leamy Avenue.
- In receipt of the Township Engineer's report dated July 6, 2023, and will comply with all items/comments noted in the report.
- PADOT has agreed to look at traffic signal timing.
- The queue on Leamy Avenue should be reduced by half.
- Traffic studies were performed in 2015, 2018 & 2023 in the mornings from 6:30am to 9:00am and in the evenings from 3:30pm to 6:00pm, Saturdays from 11:00am to 1:00pm, and during the Holidays.
- With regards to tractor trailers leaving Kohls, the drive accesses are at least 130 feet apart.
- Will provide new trips and pass-by trips.
- 75% of traffic is pass by traffic.
- In/out am 417 trips total, 299 pass by and 118 new.
- In/our pm 404 trips total, 274 pass by and 130 new.
- Saturday, 459 total with 274 pass by and 185 new.
- The hours of operation are 24 hours a day.
- Traffic associated with the Bank will peak at the am hours.
- The applicant will provide Don't Block The Box signs on Leamy Avenue.
- The proposed Improvement will be approved by PADOT.

- The traffic signal is currently a split phase, with this proposed alignment, this should become a traditional two-phase operation and improve the situation. That is the ultimate goal.
- Regarding the driveway on Leamy Avenue, retaining walls will not cause site distance problems. The applicant is in compliance with the site distance requirement.
- I am not aware of left in/left out at that driveway. I would propose a full access driveway. Left turn in movement was taken out.
- The retaining wall has been removed.
- 2500 vehicles park per hr.
- We are confident in our design and understand the residents' concerns.
- The signal improvements will change the level of service from a level f to d at the Baltimore Pike intersection.
- The proposed changes will make a significant improvement.

Alex Rodriguez gave an overview of the plans and indicated the following:

- The site is the Southeast corner of Leamy Avenue.
- The Bank will be at the Northwest corner of the site.
- The WaWa will be in the center of the site.
- In the North area of the site, there will be a canopy over the 6 gas islands.
- Throughout the entire site, there is two-way circulation with the exception of the West side of the bank where there will be a drive through lane and the southside of the bank where there will be a drive through window.
- The bank will have 22 parking spaces, 4 employee parking spaces and 2 ADA spaces.
- The front entrance of the bank building is on the North Side of the building.
- WaWa building can be accessed at Northern front side and Southern rear side of the building.
- The WaWa Loading zone is on the west side of the building and the trash enclosure is on the corner of the site.
- WaWa will have 50 parking spaces including ADA spots on the North side of the facility. Two air pumps spots are also included.
- Underground fuel tanks are located in the drive isle between Baltimore Pike and the canopy.
- Circulation is provided for delivery trucks and Emergency vehicles throughout the entire site.
- WaWa will have two kiosks one for Ice on the west side and one propane on the South side.
- The main drive has been reduced from 30 feet to 25 feet.
- The landscape buffer has been increased from 15 to 20 feet.

- Typical WaWa Pier along Baltimore Pike and further enhance the area with trees.
- Landscaping will be provided on three sides of the Bank.
- Landscaping will be laid out to comply with the Zoning Ordinance.
- Will provide two rows of staggered evergreens for screening the residential neighborhood.
- The high point of the site is Baltimore Pike and Leamy Ave., the driveway has to be raised up with retaining walls.
- A six feet high privacy fence will be provided along the residential line.
- The parking lot is higher than the drive aisle from Leamy Avenue.
- Screening will be provided at the Trash enclosure.
- Screening will be provided along the entire site from the neighborhood.
- Difficult to construct a sidewalk from Leamy Avenue into the site due to grade difference but will investigate.
- Will look into steps to provide pedestrian access from Leamy Avenue.
- The WaWa will be a brick façade with the A frame canopy.
- There will be a four feet high privacy fence and will put additional evergreen shrubs at the top of the retaining wall.
- Will comply with the Planning Commissions comments.
- Will comply with the stormwater management ordinance.
- An underground stormwater infiltration system is proposed, there is an existing storm system that we are going to tie into. With the proposed new site there will be a significant reduction in stormwater runoff.

Mike Spiegel gave a brief overview and indicated the following:

- Trash and recycling will be picked up on off-peak hours.
- No overnight pick-ups.
- The latest pick-ups will be between 7 & 9 pm.
- Fuel deliveries are on an as needed basis.
- Will comply with Township Ordinances regarding deliveries.
- Tesla determines the location and if the site is ideal for their charging stations. Tesla is independent from WaWa.
- No outdoor seating is proposed at this location.
- No liquor sales at this time since we do not have a liquor license.
- Should open 6 months from when shovels go into the ground.

Planning Commission Comments and Concerns:

- Egress concerns; designations discernable to drivers.
- Traffic signal timing.
- Traffic concerns from Kohl's.

- Ingress/Egress during am & pm hours.
- Are charging stations proposed? If so, where will the locations be?
- Driveway at Leamy right in, right out.
- Provide Block the Box signs.
- Provide pedestrian sidewalks.
- Provide a sidewalk on Leamy Avenue for foot traffic.
- Do not want to create a cut through.
- See plans for fence line along road and Bank with regards to making turns.
- Plant something other than rose bushes to screen the trash enclosure.
- North side location, choice of street tree species other than sycamore.
- Deliveries and times of deliveries.
- Plan to open once we have approval and shovels go in the ground it should be six months.
- Understands the public's concerns but feels the improvements will help.
- Regarding speed issues, speed bumps were installed.
- Consider eliminating the Left turn?
- We are trying to do what is best for the community and we will do our due diligence.
- Mr. Dutton asked Mr. Byrne, Township Solicitor, to give a description and explain exactly the procedure for applicants submitting plans, in particular this application, so that everyone understands.
- Mr. Dutton mentioned that the Township Engineer, Eric Johnson, submitted a six-page report with items regarding this project and the applicant has said they will comply with all items noted in this report.

Eric Johnson's Comments and Concerns:

- The applicant is working with PADOT. If Township approval is granted, the application will move forward.
- The applicant will have to go through a full screening with PADOT.
- Landscaping along the frontage of the property.

Bill Cervino's Comments and Concerns:

- A sidewalk into the site from Leamy Avenue should be provided.
- Notice to abutting owners is in accordance with subdivision and land development ordinance and the Municipal Planning Code.

James Byrne's Comments and Concerns:

- The Township is doing their due diligence. Springfield Township does not have the time to have our Police Department continually go to the Parkway Hotel, for safety issues, i.e., prostitution, drug overdoses, child trafficking,

child abuse, gun dealers, etc. It is a fleabag motel. I receive incident reports every week about this establishment. We plan for the entire community at our meetings. The Planning Commission is here to protect our community against these public safety concerns. Springfield Township did not get public notice about the Marijuana factory when it went in Morton as well as the Car Wash with 15 Car wash sites that go right out onto Baltimore Pike, allowing left turns into that establishment.

Regarding the procedure for submitting plans, sometimes the applicants go to the Zoning Hearing Board first because the applicants have to get Zoning relief. Sometimes Applicants go before the Planning Commission first because they don't need relief. In this instance, the applicant needed some relief, and they went to the Zoning Hearing Board, and everyone in the room got notice, and participated for many months. Council representing the objectors was here, council representing the applicant was here and I was here representing the Township. The Zoning Hearing Board made a decision, the Zoning Hearing Board gave them most of the variances they wanted but did not give them the left turn out onto Leamy Avenue. The applicant took an appeal as they are entitled to do. We went to the Court of Common Pleas. There is a body of law that says when you go to court, you can settle cases. Judges in Delaware County and everywhere throughout the Country encourage settlements. In fact, in Delaware County, they have a system set up where they have a judge that they send you to try to get a settlement worked out. A settlement that is going to work for the neighborhood. That settlement was worked out between the applicant and the Zoning Hearing Board in this case. This case was settled pursuant to the stipulation that Mr. Damico referred to earlier. Now the applicant is coming back to the Planning Commission, and we have another set of rules, our Zoning Code, which had some exceptions; relief and stipulation was given. The stipulation was signed by the Court and that became a Court Order. So, we are back here, and we are not talking about turns and things like that because the Court Order already lays that out. We are looking at other planning issues that go along with this plan. I am not trying to minimize the Planning Commissions role in this, but it has already been here. It's been through this process for 8 months of appeals and discussions, back and forth and reviews, and now we are back here for another review. There was notice given. My apologies for getting heated but, I do not like hearing the Township is not doing their job. There is nothing going on except people trying to do what is right for Springfield Township and to imply otherwise is not right.

Public Comment:

Robert Salls, 40 Providence Road, Morton, PA

- Traffic concerns and site congestion.
- Pedestrian safety concerns.
- Add sidewalks on Leamy Avenue.

- Consider no left turn on Leamy Avenue.

Michelle Miller, 508 N. Morton Avenue, Morton, PA

- Traffic concerns
- Pedestrian safety concerns.
- Morton Borough maintains Providence Road from Baltimore Pike down.
- Block the Box signs does not work.

Michael Fiorntino, 232 Providence Road, Morton, PA

- Traffic concerns.
- Pedestrian/Public Safety concerns.
- Sight (distance) concerns
- Not in favor of the proposed driveway on Leamy Avenue.

Amanda Hammond, 36 Providence Road, Morton, PA

- Traffic concerns.
- Not in favor of Left turn on Leamy Avenue.
- Bus stop at the stop sign on Leamy Avenue.
- A handful of accidents at that intersection.
- Listen and work with the public.

Jeanroe Corrith, 937 Providence Road, Morton, PA

- Pedestrian Safety concerns.
- Traffic concerns.

Sandra Moss, 909 Providence Road, Morton, PA

- Pedestrian Safety concerns.
- Traffic concerns.
- Trash
- Noise

**Motion:** Mr. Kutufaris made a motion second by Mr. Dutton to recommend approval of the Preliminary/Final Land Development Plans for WaWa & Bank of America, 675 Baltimore Pike, contingent upon compliance with the Township Engineers Report dated July 6, 2023.



**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Schramm	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McManamy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Heness	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Dutton	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED.

- Mr. Gorgone entertained a motion to adjourn.

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

**Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Ms. Schramm	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Kutufaris	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. McManamy	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Markunas	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Heness	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Dutton	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY

THE MOTION WAS APPROVED MEETING ADJOURNED AT 10:10 PM