

**MINUTES OF MEETING  
SPRINGFIELD TOWNSHIP PLANNING COMMISSION  
OCTOBER 1ST, 2013**

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Chairman Bob Gutowski called the meeting to order at 6:59 PM, with the following members present: Amanda Helwig, Mary Holland, George Schaefer, Bob Gutowski, James Mascaro, Angela Murray, Joseph Devine, Steve Schagrin. Absent was David Sands. Robert Dunlop and Commissioner Tom Bell represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC).

**Minutes:** Minutes of the September 17, 2013 meeting were read. Motion to approve the minutes with minor amendments was made by J. Mascaro, seconded by B. Gutowski. All were in favor. Abstaining; B. Gutowski, G. Schaefer, A. Murray.

**Commissioner Report:** 9425 Stenton Avenue presented plans to change from an approved 30 condo's to 24 townhouses. The neighbors looked more favorably upon this proposal. Tank Car Site issue is resolved. Mr. Faust is moving his operations to the former Bus Site located on the Guilani Site.

**New Business**

Flourtown Shopping Center  
1844 Bethlehem Pike, Flourtown, PA.

Rob Lewis, Esq.  
John Hersker, Pres / CEO

Rob Lewis, Esq., who represents Federal Realty Investment Trust, proposes to demolish old Giant food store and construct a 41,910 sq. ft. Movie Theater. There is question whether a waiver of land development is even necessary, but the applicant felt this was an opportunity to make a presentation to the neighbors and get their feedback and try to address their concerns. The new Giant will open at the end of November or beginning of December. The proposed movie tavern use is a permitted use. They currently have 16 locations around the country. The liqueur license has been transferred. They will have 8-10 screens and about 1,000 seats. Hours of operation are typical of a theater and they are open 7 days a week. The dining area closes at midnight. It is important to note, the applicant has not done engineering or fit out. When evaluating the old Giant space, it was determined that it would be more economical to demolish than renovate the space. The new structure will not be flush against the rest of the strip of stores to allow means of emergency exits. The 1<sup>st</sup> phase of demolition will take about three months for site prep followed by 7 to 8 months of construction depending on weather. The lease has not been executed yet. They have received feedback from residents that they are people in Springfield willing to go to Collegeville for movie at the movie tavern. They feel positive based on the success of their other locations; this will attract business to the center and will be a positive asset to the community.

**Public Comments:**

2102 Carolton Way, Flourtown. June Walker- Asked about concept and more about the size of the new building. Mr. Lewis described again briefly the concept of the movie tavern and confirmed a smaller footprint for the proposed new structure.

24 Highland Ave, Flourtown. Bonnie W Hughes- Requested what is current building height. R. Dunlop responded that code allows for 50 feet and believes it is currently 26feet high. Ms. Hughes asked if the 1,000 seat theater can be accommodated with enough parking considering all the other uses in the shopping center.

Mr. Lewis responded that there is a synergy between tenants in shopping centers such as this one. That during off peak hours for the other businesses, they movie tavern will be busy. There is more than adequate parking. He further explained how movies, were staggered show times, so not all 1,000 seats will ever be filled at once. Ms. Hughes asked for the number of employees. Mr. Hersker responded that they anticipate hiring 150 employees, not all of whom would be working at the same time. He further stated that they typically higher employees with higher levels of skill set. Ms. Hughes also added she wants no neon signs; this is not in conformity with the Township.

31 Springfield Ave, Flourtown. Ann D. Servey- Doesn't feel there is synergy by bringing this new use in. She is concerned when signs will be turned off and concerned about lighting. R. Dunlop relayed that a lighting plan will be included with the building permit. The applicant agrees that compliant light packs will be included. The building will help shield more lighting to the rear. Security lighting levels will comply with standards. He further stated that the new light standards tend to throw less light than the older standards that the complex had.

2102 Carolton Way, Flourtown. Bill Walker- Voiced his concern over increased traffic and light from the shopping center. Chairman Gutowski responded that what the applicant is doing is allowable and in compliance. They are giving input and looking for feedback and concerns. The shopping center is simply going back to a state of full capacity which it was in before we lost the Kmart.

6315 Sunnybrook Road, Flourtown. Keith Edwards- They have noticed more traffic on their road since the close of East Mill Road They feel this new use will draw more people and are worried more people will be on their street.

6316 Sunnybrook Road, Flourtown. Paul Fiorini- Also expressed concern about traffic. Said there are 28 kids on street traffic. The speed bump does not help. He also wanted to make sure the dumpsters are in enclosed areas.

### **PC Comments**

Chairman Gutowski recapped that the applicant came into request a waiver of land development. That the PC would like to have the applicant come back during the design process with a lighting plan, signage and elevations of the front and rear elevations relative to existing conditions. This motion was made by G. Schafer and seconded by A. Murray. All were in favor.

### **Future Planning Priorities**

**Old Business: None**

**New Business: None**

Motion to adjourn made by A. Murray and seconded by T. Bell. All were in favor. Meeting adjourned at 8:43pm.

Amanda M. Helwig, Secretary