

# **SPRINGFIELD TOWNSHIP PLANNING COMMISSION**

## **Meeting Minutes**

**Meeting Date:** November 4, 2021

**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. Schramm, and Mr. Kutufaris

**Absent:** Mr. Mingey, Mr. Diblasi

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

**Approval of Minutes:** A motion was made by Mr. Gagliardi second by Mr. Kutufaris to approve the October 7, 2021, minutes.

### **Roll Call Vote on**

<b>Motion:</b>	Mr. Gorgone	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY
	Mr. Gagliardi	<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

THE MOTION WAS APPROVED.

- The first order of business was a Sketch plan for Liscotti Retail, LLC – Macy’s Out Parcels. Present to represent the applicant was Mr. Anthony Caponigro from Kimley, Horn & Associates. Mr. Caponigro gave an overview of the plan as submitted and indicated the following:
  - Proposing two restaurant buildings on the Macy’s property located in the front parking area.
  - The 3,300 SF fast food building will be located in the front adjacent to the Baltimore Pike main drive access.
  - The 7,075 SF restaurant/building will be located in the western side of the parking area.
  - The proposed sit-down restaurant is BJ’s Brew House, and the proposed Fast-Food restaurant is Raising Caine.
  - They are in receipt of the Engineer’s review letter dated 11-3-2021.
  - The Mall is 50 acres overall and Macy occupies 14 acres.
  - This is Macy’s project not a PREIT project.
  - One fast food and one sit down restaurant are proposed.
  - Seeking variances regarding items #3 and #4.
  - Will comply with #5

- Need a variance from #6.
- The applicant will not do anything without all three applicants agreeing.
- Regarding #7 will improve landscaping.
- Will comply with #8.
- Proposed parking #9, Macy's has 1,000 parking spaces.
- Approximate lease area – identify an area that must be maintained.
- Propose stacking lanes and a bypass lane.
- Vehicular circulation.
- Will comply with #13 garbage
- Will comply with #13, 14, 15,16, 17 & 18.

Ryan Smith comments and concerns:

- Raising Cane is an in and out quick fast and casual restaurant/fast food, compared to Chic Fil A.
- We feel it is a unique restaurant.
- Raising Cane started in Baton Rouge LA
- Proposing two drive through lanes.
- Very strategic about the location of there restaurants
- Drive through versus dining in.
- This location would be 50% drive through and 50% dining in.
- Raising Canes wants to be here.
- All corporate – own by Todd Graves, estimates they have 50 restaurants total.

Eric Johnson's comments and concerns:

- There has to be an agreement between all property owners.
- The mall is a unified development so make sure all property owners are working together.
- Consider a driveway re-configuration to improve site circulation.
- Impact on parking; this proposal cannot support the parking for the Macy's site.
- Is Macy's going to reinvest in their property?
- The proposed drive-thru exit adjacent to the main drive access is a conflict.

Bill Cervino's comments and concerns:

- A fast-food use in a principal building is allowed. If it is outside, then it is not allowed. If it is a freestanding building use, a variance is required.
- Number of patrons for sit-down and/or dine in at Raising Cane.

- Access through the site.
- Definition of drive through.
- Pedestrian access.
- Need to coordinate the project with other principal owners.
- File a Preliminary Plan for more specific commentary.
- Consider signage as part of package.
- File a sketch plan to exhibit TND4 Review which can be done prior to or in conjunction with a preliminary plan.

Planning Commission comments and concerns:

- How far along are you with this project?
- Overall configuration of the site.
- Good Opportunity
- Are you working with the owners?
- Hours of operation of the restaurants.
- Definition of a drive through with regards to the Zoning Code.
- Drive Through cueing and exit access adjacent to the main drive access to the site.
- Position buildings where there is less traffic.

- Mr. Gorgone entertained a motion to adjourn.

**Motion:** Mr. Gagliardi made a motion second by Ms. Schramm to adjourn the meeting.

**Roll Call Vote on**

<b>Motion:</b> Mr. Gorgone	■ AYE	□ NAY
Mr. Gagliardi	■ AYE	□ NAY
Ms. Schramm	■ AYE	□ NAY
Mr. Kutufaris	■ AYE	□ NAY

THE MOTION WAS APPROVED

**Meeting**

**Adjourned:** Meeting adjourned at 8:50pm.