

FEBRUARY 1, 2012

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, February 1, 2012.

The meeting was called to order at 7:00 PM.

The Pledge of Allegiance was recited.

Mr. David Conroy, Plymouth Township Zoning Officer, announced that the Agency will conduct its 2012 Reorganization.

Member Aprile made a motion that Clem Monacelli serve as Chairman. Member Ensslin seconded the motion. Members Aprile, Ensslin, Mellor, Branagh, Isett, Trask, and Monacelli voted in favor of the motion. The motion passed by an unanimous vote.

Chairman Monacelli made a motion that Steven Hart serve as Vice Chairman. Member Branagh seconded the motion. Members Monacelli, Branagh, Isett, Trask, Aprile, Ensslin, and Mellor voted in favor of the motion. The motion passed by an unanimous vote.

Member Mellor made a motion that Kelly Isett serve as Agency Secretary. Chairman Monacelli seconded the motion. Members Mellor, Monacelli, Aprile, Trask, Ensslin, Branagh, and Isett voted in favor of the motion. The motion passed by an unanimous vote.

Chairman Monacelli made a motion that Richard Clifford serve as Recording Secretary. Member Ensslin seconded the motion. Members Monacelli, Ensslin, Branagh, Mellor, Isett, Trask, and Aprile voted in favor of the motion. The motion passed by an unanimous vote.

The following were present:

Clem Monacelli	Chairman
Kelly Isett	Member
Dee Mellor	Member
Dominic Aprile	Member
Gregory Ensslin	Member
Jeffrey Branagh	Member
Ronald Trask	Member
David Conroy	Zoning Officer

Absent: Steven Hart (Military Leave)

The Agency heard the following:

633 PLYMOUTH ASSOCIATES

Joseph Kuhls, Esq. was present to represent the applicant in presenting their zoning application.

Mr. Kuhls advised that the applicant has a pending zoning application. Mr. Kuhls stated that the applicant is seeking a special exception.

Mr. Kuhls advised that the applicant is proposing to lease approximately 15,000 square feet. Mr. Kuhls stated that the office building totals about 30,000 square feet at 633 West Germantown Pike. Mr. Kuhls advised that the site is 2.2 acres, and has about 134 supporting parking spaces.

Mr. Kuhls advised that four uses are being proposed. Mr. Kuhls stated that there will be no modifications to the building, and there will be no land development. Mr. Kuhls advised that the uses are a Sleep Lab, a Wound Care Center, a Moss Outpatient Rehabilitation, and an Urgicare.

Mr. Kuhls advised that Mr. Conroy determined that three of the uses are permitted in "Limited Commercial" Zoning. Mr. Kuhls stated that the special exception requested is for the Sleep Lab because it is not considered a professional office use. Mr. Kuhls advised that relief for signage has been withdrawn.

Mr. Kuhls advised that the 24 Hour Sleep Lab will have no impact on the community. Mr. Kuhls stated that there will be four treatment centers. Mr. Kuhls advised that the patients will be monitored in these rooms. Mr. Kuhls stated that patients will be going in the door along Germantown Pike, and will not be visible to the abutting residential neighbors.

Mr. Kuhls noted that Plymouth Township Council is not taking a position on the application.

Chairman Monacelli asked if the Sleep Center is the only 24 hour operation on the site. Mr. Kuhls advised that this is correct. Chairman Monacelli asked how many employees will be involved with the operation. Mr. Kuhls stated that there will be 2 or 3 employees.

Member Branagh asked what will the typical arrival time be for a patient. Mr. Kuhls advised that overnight studies will be typically done Monday through Friday from 6:00 PM to 7:00 AM.

Member Aprile asked if patients will get drugged to go asleep. Mr. Kuhls advised that no drugs will be used.

Mr. Conroy noted that the applicant will need about 127 parking spaces because of

the requirements for that zoning district. Mr. Conroy stated that the applicant is 7 spaces over what is required.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Special Exception requested by the applicant.

Member Mellor seconded the motion. Members Monacelli, Mellor, Aprile, Ensslin, Branagh, Isett, and Trask voted in favor of the motion. The motion passed by the vote of 7-0.

REVIEW OF MINUTES (11-2-11)

Chairman Monacelli made a motion that the 11-2-11 minutes be approved. Member Ensslin seconded the motion. The 11-2-11 minutes were approved by an unanimous vote.

REVIEW OF MINUTES (12-7-11)

Chairman Monacelli made a motion that the 12-7-11 minutes be approved pending the additional vote by Member Steven Hart. Member Aprile seconded the motion. The motion passed by an unanimous vote.

The meeting was adjourned at 7:15 PM.

Respectfully Submitted,


Richard Clifford

Plymouth Township Planning Agency
February 1, 2012

To: Karen Weiss, Township Manager
Joseph McGrory, Zoning Board Solicitor
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township
Planning Agency concerning the application
for 633 Plymouth Associates.

Chairman Monacelli made a motion that the Agency
recommend that the Plymouth Township Zoning Board
approve the Special Exception requested by the applicant.

Member Mellor seconded the motion. Members
Monacelli, Mellor, Aprile, Ensslin, Branagh, Isett,
and Trask voted in favor of the motion. Member Hart
was absent. The motion passed by the vote of 7-0.

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary