

O: COUNCIL
3-027

MARCH 7, 2012

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, March 7, 2012.

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

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Dee Mellor	Member
Dominic Aprile	Member
Gregory Ensslin	Member
Jeffrey Branagh	Member
Ronald Trask	Member
Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Steven Hart (Military Leave), Kelly Isett

The Agency heard the following:

129 & 133 PLYMOUTH ROAD AND 7 CORSONS LANE (Rezoning)

Sal Paone, Jr. was present to discuss the rezoning for 129 & 133 Plymouth Road and 7 Corsons Lane. Mr. Paone advised that 129 & 133 Plymouth Road are two properties west of the current project known as Cold Point Village. Mr. Paone stated that in 2006 the Village Concept was worked out for the site.

Mr. Paone advised that there is a mixed use between residential and village support retail at Cold Point Village. Mr. Paone stated that people are able to walk to a use, and the use creates its own identity in Cold Point Village. Mr. Paone advised that 129 and 133 Plymouth Road are an extension of the concept.

Mr. Paone advised that a rezoning is proposed for the properties at 129 and 133 Plymouth Road, and also for a small sliver of the property at 7 Corsons Lane. Mr. Paone stated that the whole development will be squared off. Mr. Paone advised that a preliminary analysis has been done on stormwater and all utilities required. Mr. Paone stated that fencing and landscaping will be done, and the development will be a terrific entrance for the Township.

Chairman Monacelli asked if there will be widening of the driveway. Mr. Paone advised that it is an exit only between the two homes. Mr. Paone stated that it is the goal to align the new driveway with the proposed Brandywine Development.

Chairman Monacelli asked if commercial would be planned in the area near the new driveway. Mr. Paone advised that more residential will be in this area. Mr. Paone stated that sidewalks will be incorporated in front of the homes. Mr. Paone advised that there will be plenty of parking between the homes and the commercial buildings.

Chairman Monacelli asked how many more units will be on the site. Mr. Paone advised that 12 more units would be proposed.

Member Branagh asked if 125 Plymouth Road is owned and zoned for Village. Mr. Paone advised that this land is owned by the estate of the Quarry Family. Mr. Paone stated that the property is currently zoned Mixed Use Village.

Member Ensslin asked if the additional 5 feet is already owned with a rezoning being needed. Mr. Paone advised that 330 feet is owned toward the Norfolk Southern Railroad Line. Mr. Paone stated that this is mostly floodplain area. Mr. Paone advised that a sliver of this property is needed to provide for the twelfth unit.

Member Aprile inquired about the open space. Mr. Paone advised that trees and grass are planted between the parking area and the Quarry Home. Mr. Paone stated that green area will be expanded when all three houses will be knocked down. Mr. Paone advised that it is hopeful that the driveway will be full entrance.

Member Aprile asked if residential will only be on the rezoned properties. Mr. Paone advised that this is correct.

There were comments from the audience.

Mr. Philip Harris, 143 Plymouth Road, advised that he resides near the properties in question.

Mr. Harris advised that the Comprehensive Plan was reviewed very carefully when it went forward in 1986. Mr. Harris stated that much planning has come about since that time.

Mr. Harris advised that the new building proposed in the development would be in front of his house. Mr. Harris stated that the Agency should take into account the whole area rather than doing things piecemeal. Mr. Harris advised that he does not believe that the Township intended for there to be the isolation for the neighborhoods. Mr. Harris stated that the neighborhood of nine houses will be essentially closed in.

Mr. Harris asked that the Agency look at the whole picture for the area. Mr. Harris stated that his neighborhood is like an isolated pocket.

Chairman Monacelli made a motion that the Agency recommend that the proposed rezoning for 129 & 133 Plymouth Road and 7 Corsons Lane be approved. Member Mellor seconded the motion. Members Monacelli, Mellor, Aprile, Ensslin, Branagh, and Trask voted in favor of the motion. The motion passed by the vote of 6-0.

ZONING ORDINANCE SECTIONS 1600 & 3906 - TEXT AMENDMENT

Mr. Sal Paone was present to discuss the Text Amendment for Zoning Ordinance Sections 1600 and 3906.

Mr. Paone advised that the proposed Text Amendment concerns the Mixed Use Village District. Mr. Paone stated that Text Amendment concerns the orientation of the buildings, and need for visibility to find how the business owner in the three retail/commercial buildings will be identified. Mr. Paone advised that fronts of the lots must be identified because of the design of Cold Point Village. Mr. Paone stated that there are no rears for the building.

Mr. Paone advised that with the Text Amendment change a maximum 18 square foot sign per business owner is being proposed. Mr. Paone stated that signage would be on no more than two sides of the building.

Mr. Paone advised that they are trying not to construct a building that looks like a box. Mr. Paone stated that buildings will be kept in intent with the open village concept. Mr. Paone advised that the front elevation will be accessed from the parking lot area. Mr. Paone stated that the signage on the building will be located in an inconspicuous location, and will not be mounted on the roof. Mr. Paone advised that the facia of the building will not be covered with signage. Mr. Paone stated that leases are currently being negotiated.

Mr. Paone advised that there could be tenants on the second floors of the buildings. Mr. Paone stated that tenants would be like a small financial institution or an insurance company. Mr. Paone advised that eight square feet of signage is proposed for the second floor user if they occupy only the entire second floor. Mr. Paone stated that for smaller users on the second floor there can be small directory signs.

Mr. Paone advised that community signage will consist of wall signage at the entrances. Mr. Paone stated that tenants and logo will be identified on this signage. Mr. Paone advised that this will be a maximum of 40 square feet.

Chairman Monacelli asked if another wall sign at the newly constructed entrance is being proposed. Mr. Paone advised that this is undetermined. Mr. Paone stated that there is not the need to have wall signs in multiple places. Mr. Paone advised that Township Council desires to have a "Plymouth Township" sign, and this will go up instead of the "Cold Point Village" oval sign that was originally proposed.

Chairman Monacelli inquired about the fascia on the buildings. Mr. Paone advised that the fascia is about 18 inches.

Member Branagh asked if the proposed Text Amendment would allow interior business signs on the facades around the buildings. Mr. Paone advised that signage would be allowed on two sides. Member Branagh asked if the streets will be dedicated to the Township. Mr. Paone advised that the streets will not be dedicated to the Township.

Member Branagh asked if the Ordinance stipulates that buildings with signs must face public streets. Mr. Conroy advised that there can be a maximum of two signs, and signage does not have to face a road per say. Mr. Conroy stated that the Township Planner, Mr. Kenneth Amey, advised that signs could be on a building if there are two walls, and each wall could have one sign. Member Branagh stated that a roadway should be defined when a text amendment is being proposed.

Member Branagh asked if there is any signage that can be above the first story facade. Mr. Paone advised that there can be signage only if the second floor user occupies 2,000 square feet or more, and signage must be limited to 8 square feet per side.

Member Branagh inquired about the maximum height for the stone walls and fences. Mr. Paone advised that the wall section is about 36 inches. Member Branagh asked why would a roadway sign be needed when a sign on the building can be seen from the roadway. Mr. Paone stated that for successful commercial development it is common to see signs on the building and also a pylon or monument sign at the entranceway.

Member Branagh stated that the commercial buildings are desired to blend in with the surrounding community. Member Branagh stated that it would not be desirable to see so many signs along the roadway as the residents drive to their homes. Mr. Paone advised that signs on the buildings will be kept low so that they will not have tremendous affect on the neighborhood. Mr. Paone stated that street trees will make for an excellent buffer, and this will make the entrance signs more necessary.

Member Branagh stated that he feels adding more signs on buildings does not fit into the true sense of what the village development should be. Member Branagh stated that he would like to see accommodation for the second sign in the Text Amendment using village signs and themes.

Member Ensslin asked if the Text Amendment is only for the Mixed Use Village District. Mr. Paone advised that this is correct.

Member Ensslin asked how much is the applicant looking to go over the ceiling of 105 square feet for signage. Mr. Paone advised that this is not known yet because the tenants are not yet in place. Mr. Paone stated that it is not the intent to have signage all across of the fascia.

Member Ensslin asked if the signs out on the street will blend in with the community signage. Mr. Paone advised that this is correct.

Member Mellor commented that the rendering submitted is very good. Member Mellor stated that it is good that a strip shopping center is not being proposed.

Chairman Monacelli commented that he would not like to see a sign above the lowest part of the roofline. Mr. Conroy advised that the whole concept of signage must be further discussed with the Township Planner, Mr. Kenneth Amey.

Chairman Monacelli made a motion that the Agency recommend that the Text Amendment for Zoning Ordinance Sections 1600 & 3906 be approved subject to the following:

- 1) There be no signs permitted above the lower limit of the roof keeping all signage on the first floor.

Member Aprile seconded the motion. Members Monacelli, Aprile, Trask, Ensslin, and Mellor voted in favor of the motion. Member Branagh voted against the motion. The motion passed by the vote of 5-1.

TAYSTEE BAKING COMPANY/BIMBO BAKERIES - ZONING

Patrick Armstrong, Esq. was present to represent the applicant in presenting their zoning application. Mr. George Chajkowsky was present to discuss engineering concerns.

Mr. Armstrong advised that the applicant is seeking a special exception before the Plymouth Township Zoning Board on March 19, 2012. Mr. Armstrong stated that the special exception is to allow the installation of parking spaces on a parcel separate from the property that the parking spaces will serve.

Mr. Armstrong advised that three tax parcels are included in the property in question. Mr. Armstrong stated that Bimbo Bakeries controls the three properties. Mr. Armstrong advised that increased parking will serve the 20 acre plus parcel that houses Bimbo Bakeries. Mr. Armstrong stated that parking spaces will be striped, and there will be curbs added. Mr. Armstrong advised that 30 parking spaces are being proposed.

Mr. Armstrong advised that the applicant is also seeking interpretations from the Zoning Board. Mr. Armstrong stated that the applicant does not feel that buffering is needed because of the location of the parking, and therefore interpretations are requested.

Mr. Armstrong advised that the applicant will seek variances for impervious surface percentage and green space percentage for the property where the new parking spaces will be located. Mr. Armstrong stated that there will be no change for impervious surface and green space for the property that the parking will serve.

Mr. Chajkowsky advised that perpendicular parking currently exists on the site. Mr. Chajkowsky stated that angle parking will now take place on the site. Mr. Chajkowsky advised that there will be 27 new parking spaces plus 3 existing parking spaces totaling 30 parking spaces.

Mr. Manai asked why is there a net gain of 30 parking spaces. Mr. Chajkowsky advised that after restriping the current spaces 3 spaces will be gained, and 27 new spaces will be installed giving a net gain of 30. Mr. Manai stated that the applicant should present an exhibit so that the Zoning Board can see how the net gain for 30 parking spaces was calculated.

Mr. Manai noted that an ordinance stated that grading can not be done within 3 feet of a property line. Mr. Conroy stated that this does not pertain to zoning. Mr. Armstrong advised that an interpretation requested will cover this concern.

Chairman Monacelli asked if a space is being taken where tractor trailers previously unloaded. Mr. Chajkowsky advised that this smaller loading area was previously used by smaller trucks, and this area is no longer needed. Mr. Chajkowsky stated that all trucks will now use the other loading area.

Chairman Monacelli inquired about the gain of parking spaces. Mr. Chajkowsky advised that presently there are 41 parking spaces, and 30 more parking spaces will be gained. Chairman Monacelli asked about the number of employees. Mr. Chajkowsky stated that he does not have information on the number of employees, however the employees will have plenty of room to park with the new spaces going in.

Member Branagh asked if the site was evaluated to see where the additional spaces can go on the site. Mr. Chajkowsky advised that parking for employee personnel was determined to go in the front. Mr. Chajkowsky stated that new parking area is needed because the only other current area for parking is behind the bakery. Mr. Chajkowsky stated that parking area is needed on the adjacent parcel because the tractor trailers go through to get to the loading area.

Member Branagh asked if parking is taking place on another parcel that is already supporting the building. Mr. Chajkowsky advised that the parking lot is being restriped, however it is not being used to support the building. Mr. Conroy stated that he did not see anything concerning zoning for this parking lot in the past.

Member Branagh asked about the proposed handicap entrance. Mr. Chajkowsky advised that this is actually the main entrance to the building. Mr. Chajkowsky stated that there are two existing handicap signs, and these spaces will be moved up closer to the building. Mr. Chajkowsky advised that it is the intent to provide an ADA handicap ramp into the building.

Member Aprile asked if the bakery will use the parking spaces on the Conicelli Lot.

Mr. Chajkowsky advised that the applicant would use the parking area that would be located behind the Conicelli and Enterprise buildings. Mr. Chajkowsky stated that Conicelli and Enterprise use the parking closer to Ridge Pike.

Member Aprile asked why angle stalls are being used. Mr. Chajkowsky advised that angle spaces allow for spaces to be created. Mr. Chajkowsky stated that this also provides for better maneuverability for cars.

Member Mellor stated that she would like to see the calculation for the additional 30 parking spaces verified. Mr. Armstrong advised that the applicant will show the existing and proposed spaces to the Zoning Board during the discussion for special exception.

Chairman Monacelli asked if the handicap spaces can be made closer to the entrance than what is indicated on the applicant's plan. Mr. Chajkowsky advised that these spaces can not get closer because of the tractor trailer loading area. Mr. Chajkowsky stated that the Disabilities Act requires that the spaces be as close to the entrance as possible.

Chairman Monacelli asked if the fence will be relocated or eliminated. Mr. Chajkowsky advised that a new fence will be erected behind the new paving.

Member Ensslin asked if 4 loading docks and 4 bays will remain active between the entrance and the retaining wall. Mr. Chajkowsky advised that these areas will remain. Member Ensslin commented that this may be a problem for the handicap issue. Mr. Armstrong stated that the applicant will improve the situation the best they can.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Special Exception for Section 1701 amended for 33 parking spaces. The Agency recommends that variances for Section 1002.F & Section 1002.G be approved. The Agency recommends that the interpretations and/or variance for Sections 1706, 1002.C, and 1800.D are not necessary.

Member Ensslin seconded the motion. Members Monacelli, Ensslin, Branagh, Trask, Mellor, and Aprile voted in favor of the motion. The motion passed by the vote of 6-0.

PLYMOUTH TOWNE APARTMENTS

Mr. Keith Tornetta was present to review the land development application for the Plymouthtowne Apartments.

Mr. Tornetta advised that an expansion is being proposed for the Plymouthtowne Apartments. Mr. Tornetta stated that the applicant is seeking the comments of the Planning Agency, however not a recommendation as the review letters are not yet completed.

Mr. Tornetta advised that currently Plymouthtowne has 165 units in 8 different buildings. Mr. Tornetta stated that about half the units are 1 bedroom, and half the units are 2 bedrooms. Mr. Tornetta advised that the entire parcel is 11 acres.

Mr. Tornetta advised that in 2011 Plymouthtowne received a rezoning. Mr. Tornetta stated that the parcel was rezoned "Residential Special". Mr. Tornetta advised that this zoning allows for multiple dwelling uses.

Mr. Tornetta advised that two small sections of the parcel are located in Norristown Borough. Mr. Tornetta stated that Plymouth Township oversees the land development application because most of the parcel is in Plymouth. Mr. Tornetta advised that the applicant has reached out to Norristown Borough concerning the land development plans.

Mr. Tornetta advised that 70 units are presently being proposed in 7 different buildings. Mr. Tornetta stated that there would be 34 one bedroom units and 36 two bedroom units. Mr. Tornetta advised that 146 parking spaces are needed, and 154 parking spaces are being provided. Mr. Tornetta stated that there will be a 1,500 square foot leasing office.

Mr. Tornetta advised that all units will have a private entrance. Mr. Tornetta stated that the lower units have lower entrances, and the higher units have higher entrances. Mr. Tornetta advised that ADA handicap parking requirements will be met.

Mr. Tornetta advised that a proposed berm would be near Sandy Hill Road. Mr. Tornetta stated that landscaping will be done to help buffer neighbors who are across the street. Mr. Tornetta advised that parking will be done so that no lights shine on residents across the street. Mr. Tornetta stated that an aluminum fence will be built on top of the berm. Mr. Tornetta advised that sidewalks are not being shown on the plan because of the steepness of Fairfield Road.

Chairman Monacelli commented that the Agency desires sidewalks because people should not be walking in the roads. Mr. Tornetta advised that sidewalks will be put in if directed by Township Council. Mr. Manai stated that grading can be done to put sidewalks in on slopes.

Mr. Tornetta advised that there currently is an existing fire access chained off on Fairfield Road. Mr. Tornetta stated that an additional fire access is proposed on Sandy Hill Road. Mr. Tornetta advised that the existing access will be widened to allow two lanes of egress for both left turn and right turn.

Chairman Monacelli asked if there is a reason the access on Sandy Hill Road will only be for fire access. Mr. Tornetta advised that it was desirable to have all cars coming in at one spot on Fairfield Road, and this is recommended by PennDOT.

Mr. Tornetta advised that there are currently two existing signs at the entrance. Mr. Tornetta stated that it is proposed to keep these signs. Mr. Tornetta advised that a sign is proposed on the corner identifying Plymouthtowne Apartments.

Mr. Tornetta advised that the current Plymouhtowne consists of three story units. Mr. Tornetta stated that the new Plymouhtowne will consist of two story units. Mr. Tornetta advised that the neighbors did not desire more three story units.

Chairman Monacelli inquired about the Traffic Study that was done. Mr. Tornetta advised that the traffic counts are going to be updated within the next week. Mr. Tornetta stated that a Highway Occupancy Permit will be obtained for the widening of the driveway.

Member Mellor asked about the rental fees for the new apartments. Mr. Tornetta advised that this is undetermined. Mr. Tornetta stated that the current 1 bedroom apartments rent from \$750 to \$850. Mr. Tornetta advised that the current 2 bedroom apartments rent from \$900 to \$1,000.

Member Mellor asked if there is a leasing office currently. Mr. Tornetta advised that one of the units currently serves as the leasing office. Mr. Tornetta stated that this may become storage area after the new leasing office is built.

Chairman Monacelli inquired about handicap units. Mr. Tornetta advised that the applicant will provide for the 4 required handicap units.

Mr. Manai advised that the applicant's engineer is currently reviewing the Township Engineer's Letter, and a written submission will be made by the applicant's engineer. Mr. Conroy noted that the applicant must take into account the impervious coverage requirement when widening the access drive.

Mr. Tornetta thanked the Agency for reviewing the applicant's plan this evening.

REVIEW OF MINUTES (12-7-11)

Chairman Monacelli made a motion that the 12-7-11 minutes be approved. Member Branagh seconded the motion. The motion passed by an unanimous vote.

REVIEW OF MINUTES (2-1-12)

Chairman Monacelli made a motion that the 2-1-12 minutes be approved. Member Ensslin seconded the motion. The motion passed by an unanimous vote.

The meeting was adjourned at 8:50 PM.

Respectfully Submitted,


Richard Clifford

Plymouth Township Planning Agency
March 7, 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 Taystee Baking Company/Bimbo Bakeries.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Special Exception for Section 1701 amended for 33 parking spaces. The Agency recommends that variances for Section 1002.F & Section 1002.G. be approved. The Agency recommends that the interpretations and/or variance for Sections 1706, 1002.C, and 1800.D are not necessary.

Member Ensslin seconded the motion. Members Monacelli, Ensslin, Branagh, Trask, Mellor, and Aprile voted in favor of the motion. Members Hart and Isett were absent. The motion passed by the vote of 6-0.

Very Truly Yours,

Richard Clifford
Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
March 7, 2012

Karen Weiss
Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the proposed rezoning for 129 & 133 Plymouth Road and 7 Corsons Lane.

Chairman Monacelli made a motion that the Agency recommend that this rezoning be approved. Member Mellor seconded the motion. Members Monacelli, Mellor, Aprile, Ensslin, Branagh, and Trask voted in favor of the motion. Members Hart and Isett were absent. The motion passed by the vote of 6-0.

Very Truly Yours,


Richard Clifford
Planning Agency Secretary

Plymouth Township Planning Agency
March 7, 2012

Karen Weiss
Township Manager
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the proposed Text Amendment for the Zoning Ordinance Sections 1600 & 3906.

Chairman Monacelli made a motion that the Agency recommend that this Text Amendment be approved subject to the following:

- 1) There be no signs permitted above the lower limit of the roof keeping all signage on the first floor.

Member Aprile seconded the motion. Members Monacelli, Aprile, Trask, Ensslin, and Mellor voted in favor of the motion. Member Branagh voted against the motion. Members Isett and Hart were absent. The motion passed by the vote of 5-1.

Very Truly Yours,


Richard Clifford
Planning Agency Secretary