

MAY 2, 2012

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, May 2, 2012.

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

The Pledge of Allegiance was recited.

The following were present:

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| Clem Monacelli | Chairman |
| Kelly Isett | Member |
| Dominic Aprile | Member |
| Gregory Ensslin | Member |
| Jeffrey Branagh | Member |



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| Timothy Woodrow | Woodrow Associates |
| David Conroy | Zoning Officer |

Absent: Steven Hart (Military Leave), Dee Mellor, Ronald Trask

The Agency heard the following:

IMS HEALTH, INC.

Craig Robert Lewis, Esq. was present to represent IMS Health, Inc. in presenting their zoning application.

Mr. Lewis advised that the property in question is located in Plymouth Meeting Park. Mr. Lewis stated that the applicant desires to use Lot #9 for a parking lot. Mr. Lewis advised that Plymouth Meeting Park was a 9 lot subdivision approved in 2002, and was fully remediated in 2006.

Mr. Lewis advised that the loop road around the 9 lots is connected to Davis Drive. Mr. Lewis stated that Davis Drive connects to Gravers and Gallagher Roads. Mr. Lewis advised that lots #4 and #5 are fully developed. Mr. Lewis advised that SDI Health has occupied the majority of the office building that was constructed on the site.

Mr. Lewis advised that IMS Health consolidated with SDI Health. Mr. Lewis stated that IMS sold the building that they owned in the Plymouth Meeting Executive Campus. Mr. Lewis advised that 900 employees were relocated to their Collegeville Facility. Mr. Lewis stated that now IMS desires to consolidate in Plymouth Township with SDI.

Mr. Lewis advised that IMS Drive already exists off of Lee Drive. Mr. Lewis stated that it is the intent of the applicant to bring back all 900 employees. Mr. Lewis advised that the physical plant that the applicant will occupy will accommodate all 900 employees. Mr. Lewis stated that the problem is that the parking is not sufficient.

Mr. Lewis advised that there is no room for parking on Lots #4 and #5. Mr. Lewis stated that IMS has entered into an agreement with the owner of the park to utilize one of the vacant lots. Mr. Lewis advised that this would be Lot #9 at the bowl curve of Lee Drive. Mr. Lewis stated that 240 parking spaces will be provided in that location. Mr. Lewis advised that the proposed parking lot could serve as an overflow for evening and weekend hours for the other lots.

Mr. Lewis advised that variance relief is needed because parking will be the primary use on the lot. Mr. Lewis stated that the parking during the day will only be for IMS employees. Mr. Lewis advised that there will be the required landscaping for the parking lot.

Chairman Monacelli inquired about sidewalks. Mr. Lewis advised that the sidewalks already exist on IMS Drive.

Mr. Woodrow advised that the Zoning Board will review the use that is requested. Mr. Woodrow stated that permits for grading and stormwater management will probably be needed in the future.

Member Ensslin asked if impervious is within what is required. Mr. Lewis advised that no relief is needed for impervious. Member Ensslin suggested that waste cans be provided within the lot.

Member Ensslin asked if the parking lot is for employee use only. Mr. Lewis advised that it is acceptable that a condition concerning employee use be part of the zoning approval.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the variance requested by IMS Health, Inc. Member Ensslin seconded the motion. Members Monacelli, Ensslin, Aprile, and Isett voted in favor of the motion. Member Branagh abstained. The motion passed by the vote of 4-0-1.

CAPITAL TELECOM

Christopher Schubert, Esq. was present to represent Capital Telecom in presenting their zoning application. Mr. Scott Von Rein was also present.

Mr. Schubert advised that the applicant seeks zoning relief to allow a proposed telecom facility as a use of the same general character as a permitted use. Mr. Schubert stated that the property in question is located at 2221 Corsons Lane.

Mr. Schubert advised that the proposed monopole structure would support antennas for ATT.

Mr. Schubert stated that the property is located in the Limited Industrial Zoning District. Mr. Schubert advised that the property is challenged in physical location because it is non-conforming, and less than a quarter of an acre. Mr. Schubert stated that the proposed use for the property is ideal because of the constraints of the lot itself.

Mr. Schubert advised that there will be no water and sewer hook up required for the property. Mr. Schubert stated that only a passive utility use would be on the property. Mr. Schubert advised that a special exception will be requested for a use of the same general character in a Limited Industrial District.

Mr. Schubert advised that a 130' tall monopole structure is proposed. Mr. Schubert stated that ATT requires 12 panel style antennas that would be attached to the top of the tower. Mr. Schubert advised that a fence compound would be at the base of the tower. Mr. Schubert stated that ATT would place their radio equipment in a prefabricated equipment shelter.

Mr. Schubert advised that ATT has a current facility about an eighth of a mile away on a PECO transmission pole. Mr. Schubert stated that ATT is upgrading their network for this region with what is called the 4th Generation (4G). Mr. Schubert advised that the new location is needed so that ATT will be able to do the required maintenance for the antennas. Mr. Schubert stated that PECO does not have the shut down period that would allow ATT to do this maintenance.

Mr. Schubert advised that the proposal would allow other potential telecommunication providers to locate at the site. Mr. Schubert stated that PECO has restrictions concerning the number of providers that can be located at their site.

Mr. Schubert advised that the applicant has prepared a Visual Impact Analysis. Mr. Schubert stated that a balloon is flown and tested at the height of the proposed structure. Mr. Schubert advised that photographs are also taken of the site.

Mr. Schubert advised that the applicant had looked at rooflines at area hotels and office buildings, however Brandywine, the Hampton Inn, and the Hilton showed no interest in renting space for the antennas.

Chairman Monacelli asked if the property in question is kind of down in a valley. Mr. Schubert advised that it is actually at a higher elevation than some of the properties to the south. Mr. Schubert stated that the site is lower than the PECO Site, and that is the reason for needing a taller tower.

Chairman Monacelli expressed concern that the tower will practically be right on the driveway. Mr. Schubert advised that there will be a gravel access to the site. Mr. Schubert stated that the proposed use will generate very little traffic. Mr. Schubert advised that a maintenance vehicle will visit the site about once every three months.

Chairman Monacelli inquired about impervious coverage. Mr. Schubert advised that the shed like buildings will be small, and the applicant should be able to comply with the allowable impervious coverage.

Mr. Woodrow advised that the applicant may have some site issues after the zoning relief is accomplished. Mr. Woodrow stated that there must be proper access and grading, and there must not be any adverse affect on the neighbors. Mr. Woodrow advised that there will be some stormwater management needed for the site.

Member Branagh asked if the applicant will improve the landscaping for the lot. Mr. Schubert advised that no additional landscaping is being presently proposed. Mr. Schubert stated that additional green area can go around the compound. Member Branagh commented that the applicant should improve the look for the site.

Member Branagh asked if the applicant will take care of the ground maintenance. Mr. Schubert advised that this will be done. Mr. Schubert stated that the pole should be galvanized steel, and then this will weather to a dull gray. Mr. Schubert advised that the dull gray would blend in with the surrounding area. Member Branagh commented that alternatives could be explored for the ascetics for the tower.

Member Ensslin asked if the proposed pole would be shorter than the PECO poles. Mr. Schubert advised that the PECO poles are at 120', and the proposed pole would be 130'.

Member Aprile asked if any visual photos were taken from the closes residential area. Mr. Schubert advised that the closes residential area is to the South. Mr. Rein stated that photos were taken from this residential area, and tall trees make it difficult to see the applicant's property from the residential area.

Mr. Conroy advised that he does not consider the proposed use similar to a public utility. Mr. Conroy stated that a public utility facility does not include a telephone central office. Mr. Conroy advised that he does not believe that this is a similar nature for a Special Exception. Mr. Schubert stated that the alternative relief would be a Variance.

Member Aprile made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the Variance requested for use subject to the following:

- 1) Landscaping improvements be done for the property.

Member Branagh seconded the motion. Members Aprile, Branagh, Isett, and Ensslin voted in favor of the motion. Chairman Monacelli voted against the motion. The motion passed by the vote of 4-1.

2400 & 2410 BUTLER PIKE (REZONING) ZONING ORDINANCE SECTION 3900-TEXT AMENDMENTS

Mr. Sal Paone was present to discuss the proposed Rezoning for 2400 & 2410 Butler Pike, and for the proposed Text Amendments for Zoning Ordinance Section 3900.

Mr. Paone advised that 2400 & 2410 Butler Pike are located at the northwest corner of Plymouth

Road and Butler Pike. Mr. Paone stated that it is desired to have mixed use with residential support in this area. Mr. Paone advised that a rezoning is being requested for this purpose.

Mr. Paone advised that discussion concerning Butler Pike between Flourtown Road and Plymouth Road began in 2001. Mr. Paone stated that it was determined that a realignment was needed for Flourtown Road, and this road was relocated.

Mr. Paone advised that there was talk of putting in over 100 townhouses at the area in question, however this plan never caught traction. Mr. Paone stated that discussion then turned to mixed use with neighborhood support for the retail. Mr. Paone advised that it is not desired to have the heavy retail situation that exists at both Ridge Pike and Germantown Pike. Mr. Paone advised that it is desired to have the area in question as being a type of entrance to Plymouth Township.

Mr. Paone advised that the Cold Point Village concept began in 2011. Mr. Paone stated that this was the first project developed under the Mixed Use Village Ordinance. Mr. Paone advised that this plan calls for 46 townhouses to be located way back from the intersection. Mr. Paone stated that there will be 3 retail residential uses located on 3 pads.

Mr. Paone advised that Cold Point Village Phase II will be brought forward. Mr. Paone stated that this concerns 3 properties to the west in front of the townhouses that are being built. Mr. Paone advised that it is desired to build 12 units on these properties.

Mr. Paone advised that it is believed that just about all of the goals set forth by Plymouth Township Council in 2006 have been achieved. Mr. Paone stated that sidewalks connect in front of all of the homes. Mr. Paone advised that it has become a walkable community. Mr. Paone stated that the community has classic architecture in keeping with the area.

Mr. Paone advised that they are in discussion concerning the retail portion. Mr. Paone stated that an Italian restaurant, hair saloon, day spa, and bank may go in on the site. Mr. Paone advised that he would like to have an outdoor café at the site.

Mr. Paone advised that it would be nice to have a service type retail operation at the site. Mr. Paone stated that this would allow residents to purchase a product real quickly such as medicine. Mr. Paone advised that this is challenging because of the lay out of the intersection, and it is proposed to bring Mixed Use Village to the corner.

Mr. Paone advised that there is discussion of having a CVS Pharmacy at the corner. Mr. Paone stated that the site in question is 4 acres, and would provide plenty of green space along Butler Pike. Mr. Paone advised that the CVS would keep with the intent of the Mixed Use District. Mr. Paone stated that this would be a use that would work for the area.

Chairman Monacelli asked if the proposal for CVS would be considered a part of the Mixed Use Village for Cold Point Village. Mr. Paone advised that the entities are common, and it would be a continuation of Cold Point Village.

Chairman Monacelli asked if a Traffic Survey will be needed with everything that is planned to go onto the site. Mr. Conroy advised that this will have to be done during the Land Development Phase.

Mr. Woodrow advised that the applicant will have to present their vision for the intersection. Mr. Woodrow stated that the applicant must show how the proposed plans affect the area for many years to come.

Member Isett expressed concern about development because there is much traffic at the intersection. Member Isett asked if there will be a drive thru at the proposed CVS. Mr. Paone advised that a drive thru will probably be considered by CVS. Mr. Paone stated that it is important that improvements be made to the site, and this will help the traffic situation.

Mr. Woodrow asked if additional improvements can be made at the intersection to help the traffic situation. Mr. Paone advised that they desire to move traffic quicker onto Plymouth Road as this traffic proceeds to the Blue Route.

Chairman Monacelli asked if there will be a right turn lane on Plymouth Road approaching Butler Pike. Mr. Paone advised that this turn lane is there now. Mr. Paone stated that there will be widening on the north side of Plymouth Road.

Member Branagh advised that he appreciates some of the work that Mr. Paone has done in that very busy traffic area. Member Branagh stated that at some point however you must say enough is enough. Member Branagh advised that when a rezoning is requested a hardship must be demonstrated. Member Branagh stated that just because you can not figure out what to put on a piece of land that fits within its current use does not constitute a hardship.

Member Branagh advised that he can not see recommending approval for more traffic and commercial when a hardship has not been demonstrated. Member Branagh stated that there already is too much commercial in Plymouth Township.

Member Ensslin commented that he likes what the applicant has done at Plymouth Road and Butler Pike. Member Ensslin stated that he would prefer to have the same across the street instead of having a gigantic apartment complex.

Member Ensslin expressed concern that more applications for rezoning will come in if the proposed rezoning is approved. Member Ensslin stated that he is afraid of the precedent being set. Member Ensslin advised that more creep would be going into the residential areas. Member Ensslin stated that a traffic study should be done for the site.

Member Ensslin asked if the proposed came about long after the initial plan was submitted. Mr. Paone advised that new plans came about as transition happened for the area. Mr. Paone stated that changes have happened to houses, buildings, and roads. Mr. Paone advised that plans have been drawn up to address what has happened in the area.

Member Aprile asked why are residential units mixed in with commercial. Mr. Paone advised

that the Ordinance Amendment proposes residential working together with commercial. Member Aprile commented that the proposed looks more like a shopping center rather than Mix Use, and he does not see that as a "Village Concept". Mr. Paone advised that retail will be in the center, and residential will surround it making for the village look.

Mr. Conroy asked if Brandywine is on board with what is being proposed. Mr. Paone advised that Brandywine has been contacted, and the traffic situation will be reviewed so that vehicles can get through the area.

Mr. Conroy expressed concern about pedestrians walking across the intersection to get to CVS at a peak traffic time such as 4:30 PM. Mr. Paone advised that it is important to get all sidewalks and trails put in. Chairman Monacelli expressed concern that a huge parking lot is being shown in the Mixed Use Village.

There were comments from the audience.

Mr. Eduardo Gonzalez, 1520 Butler Pike, Whitemarsh, advised that he and his partnership wrote a letter in opposition to the proposed rezoning. Mr. Gonzalez advised that Cold Point Manor is historic and residential, and the residents are adamantly opposed to commercial coming in.

Ms. Kathy Stanton, 1 Village Way, Whitemarsh, advised that she is across the street from where the development would go in. Ms. Stanton advised that she supports a café and coffee shop in Mixed Use Village, however she is against CVS going in. Ms. Stanton stated that high traffic will stop at the CVS, and another Ridge Pike will be created. Ms. Stanton advised that she is worried about what the CVS would do to the surrounding homes.

Mr. Rick Pearson, 2424 Butler Pike, Plymouth, advised that his property backs up to the Brandywine Property. Mr. Pearson advised that he opposes the proposed rezoning because many things similar to the CVS could then go in. Mr. Pearson stated that a Wawa or a gas station might end up at the site.

Mr. Pearson advised that traffic is already heavy on Butler Pike. Mr. Pearson stated that backups could start happening on Butler Pike when vehicles are trying to get into the stores. Mr. Pearson advised that nighttime lighting will come from the retail uses, and cause an adverse affect on neighbors. Mr. Pearson stated that morning and night truck deliveries will cause disturbances. Mr. Pearson advised that there is too much traffic for walking to be done in the area.

Mr. Paone noted that the Mixed Use Village zoning would restrict Wawa and gas stations. Mr. Pearson advised that he is concerned that once the zoning is changed other areas in the Township will then seek the Mixed Use Village zoning.

Mr. Michael Kubicki, 2428 Butler Pike, Plymouth, advised that he is opposed to the proposed rezoning because of the existing traffic problem. Mr. Kubicki stated that it is not safe to walk around in that area because of the heavy traffic.

Mr. Brendan Smith, 6 Village Way, Whitemarsh, advised that he and his neighbors are opposed to the proposed rezoning. Mr. Smith advised that in the morning it is very difficult to get in and out of their neighborhood. Mr. Smith stated that it would be very difficult to walk across the street to CVS, and he personally would not do it.

Chairman Monacelli advised that he is concerned that Rite Aid and Walgreen's could follow CVS into the area in question. Chairman Monacelli stated that these stores always seem to follow one another.

Chairman Monacelli expressed concern that office space may never go at the area where Brandywine was looking at.

Chairman Monacelli made a motion that the Agency recommend that the proposed rezoning for 2400 & 2410 Butler Pike be denied. Member Branagh seconded the motion. Members Monacelli, Branagh, Isett, Aprile, and Ensslin voted in favor of the motion. The motion passed by the vote of 5-0.

Chairman Monacelli made a motion that the Agency recommend that the proposed Text Amendments for Zoning Ordinance Section 3900 be denied. Member Branagh seconded the motion. Members Monacelli, Branagh, Ensslin, Aprile, and Isett voted in favor of the motion. The motion passed by the vote of 5-0.

REVIEW OF MINUTES (3-7-12)

Chairman Monacelli made a motion that the 3-7-12 minutes be approved. Member Branagh seconded the motion. The 3-7-12 minutes were approved by a unanimous vote.

The meeting was adjourned at 8:45 PM.

Respectfully Submitted,


Richard Clifford