

JUNE 5, 2012

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Tuesday, June 5, 2012.

The following were present:

Kelly Isett	Agency Secretary
Dee Mellor	Member
Dominic Aprile	Member

Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Clem Monacelli, Steven Hart, Gregory Ensslin, Jeff Branagh, Ronald Trask

Kelly Isett served as Chairperson for this evening's meeting.

The meeting was called to order at 7:10 PM.

Member Isett made note that a quorum is not present for the Planning Agency this evening, however the Planning Agency will hear testimony this evening for the item on the agenda.

The Agency heard the following:

WILLIAM PETER CROSS, 201 PLYMOUTH ROAD

Mr. Joseph Estock was present to discuss engineering concerns for the zoning application of William Peter Cross, 201 Plymouth Road. Mr. Cross was also present.

Mr. Estock advised that the applicant is seeking a Special Exception to permit an educational use for a child development center at the property in question. Mr. Estock stated that variances are requested for side yard reduction, reduced parking spaces, and the elimination of buffer and berming along Plymouth Road and the side property line.

Mr. Estock advised that the property in question is on Plymouth Road near the Turnpike Interchange and the Blue Route. Mr. Estock stated that the 5 acre property is long and narrow. Mr. Estock advised that a floodplain exists on the property. Mr. Estock advised that usable land is on the west side of the property, and the proposed use would go on this part of the property. Mr. Estock stated that educational use is allowed by Special Exception in an "A" Residential Zoning District.

Mr. Estock advised that an existing residential house on the property will remain. Mr. Estock stated that a subdivision would take place for the property. Mr. Estock advised that the lot will be subdivided for the existing residential, the proposed use, and another residential in the rear.

Mr. Estock advised that a variance is needed to reduce the side yard to 10' where a minimum of 17' is permitted. Mr. Estock stated that some buffering is proposed to be reduced along the front, however buffering will be maintained along Plymouth Creek. Mr. Conroy noted that a variance is also probably needed for parking. Mr. Conroy advised that 46 parking spaces are shown on the plan, and 49 parking spaces are needed for the property.

Mr. Cross advised that a chain of 50 child development centers exist along the East Coast. Mr. Cross stated that a nice brick building will be placed on the site, and it will blend in with the neighborhood.

Mr. Estock advised that a hardship is not needed for a Special Exception. Mr. Estock stated that criteria must be complied with, and not adversely affect the neighborhood. Mr. Estock advised that Mr. Ed Reese' property is to the back. Mr. Cross noted that the noise level at night from the major highway traffic does not make this area conducive to residential.

Member Aprile asked if the applicant has done a Subdivision Plan. Mr. Estock advised that a Subdivision Plan will be done in the future. Mr. Manai asked if zoning relief will be needed for the Subdivision. Mr. Estock stated that no zoning relief will be needed for the Subdivision. Mr. Estock advised that sideyard setback requirements can be reviewed.

Mr. Manai asked if the garage has to come down for the subdivision to work. Mr. Cross advised that the garage will definitely be taken down. Mr. Manai asked if the house will have to have its own access after subdivision takes place. Mr. Estock stated that this is presently undetermined.

Member Aprile asked if the two residential lots would have houses. Mr. Cross advised that a house can not be sold in the back because of the noise. Mr. Cross stated that zoning relief may be needed in the future for the rear lot.

Member Mellor asked what are the hours of operation for the educational center. Mr. Cross advised that the center will be occupied from 7:00 AM until 6:00 PM.

Member Aprile asked if the use would be a day care for children or a learning center for adults. Mr. Cross advised that the center will be for small children. Mr. Manai noted that there is a playground on the site.

Mr. Manai advised that Plymouth Township Council expressed concern about the expanding sinkhole on the site. Mr. Manai stated that Council feels that besides the playground being fenced, the entire site must also be fenced. Mr. Cross advised that a fence around the property would be fine.

Mr. Manai advised that Township Council is concerned about multi uses on the property, and for the safety of the children when they are at the site. Mr. Estock stated that the site will be secured. Mr. Manai asked if the front parking lot will be for drop off. Mr. Estock advised that cars will be parked, and then children will be taken inside.

Member Isett asked what are the ages of the children that will attend the center. Mr. Cross advised that the ages will be between 12 months minimum age to 6 years old.

Mr. Manai asked what will be the student capacity for the center. Mr. Cross advised that he believes 100 to 150 children can be at the site. Mr. Manai stated that workers would take up maybe 10 parking spaces, and then there would be 39 parking spaces for 150 children. Mr. Estock advised that parents park their cars, and then take the child into the building. Mr. Estock stated that at the end of the day parents park their cars, and then go inside to get their child. Mr. Estock advised that this is about a 5 to 10 minute process.

Mr. Manai asked if there will be shows or special events. Mr. Cross advised that these events will not take place, and there will be no auditorium.

Member Mellor inquired about the area of the property that would be counterproductive to have children present. Member Mellor asked if insurance covers this area that includes the sinkhole. Mr. Cross advised that the applicant will have hazard insurance. Mr. Estock stated that the young children will be under continuous supervision. Member Mellor advised that children safety is the utmost importance. Mr. Estock advised that there will be a fence around the site.

Mr. Manai asked if all activity is covered under the redefinition of a floodplain. Mr. Estock advised that all activity is completed, and the floodplain is established. Mr. Manai asked if future applications for the site would be on the floodplain. Mr. Estock stated that this would not happen. Mr. Manai asked how could there be access for the back without going into the floodplain. Mr. Estock advised that this will be avoided by going through the original driveway. Mr. Estock stated that there will be a shared driveway.

Member Aprile asked if the Subdivision Plan must be submitted before construction takes place. Mr. Estock advised that this is correct. Mr. Estock stated that the Special Exception is for the use, and the variances are for berming and side yard setback.

Member Mellor asked Mr. Conroy if there have been any similar Special Exceptions requested in the Township for changing residential to educational. Mr. Conroy advised that at 844 Germantown Pike there was a similar request that was turned down, and the applicant withdrew their zoning application.

Mr. Conroy advised that from a zoning standpoint he would like to see where exactly the Subdivision Line goes through. Mr. Conroy stated that there is the concern about setbacks.

Member Mellor made a motion that the Agency recommend that the application for William Peter Cross, 201 Plymouth Road, show their Subdivision Plan, and then come back before the Planning Agency. Member Isett seconded the motion. Members Mellor, Isett, and Aprile voted in favor of the motion. A quorum was not present for this vote.

The meeting was adjourned at 7:45 PM.

Respectfully Submitted,
Richard Clifford
Richard Clifford

Plymouth Township Planning Agency
June 5, 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 William Peter Cross, 201 Plymouth Road.

Member Mellor made a motion that the Agency recommend that the applicant show their Subdivision Plan, and then come back before the Planning Agency. Member Isett seconded the motion.

Members Mellor, Isett, and Aprile voted in favor of the motion. Members Monacelli, Hart, Ensslin, Branagh, and Trask were absent. A quorum was not present for this vote.

Very Truly Yours,

Richard Clifford

Richard Clifford
Planning Agency Secretary