

SEPTEMBER 5, 2012

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

The meeting was called to order at 7:05 PM.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Steve Hart	Vice Chairman
Dee Mellor	Member
Dominic Aprile	Member
Gregory Ensslin	Member
Jeff Branagh	Member

Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer



Absent: Kelly Isett, Ronald Trask

The Agency heard the following:

601 GERMANTOWN PLAZA

Peter Friedman, Esq. was present to represent the applicant in presenting their application. Mr. Jay Several was also present.

Mr. Friedman advised that the applicant is seeking relief to have conditions from a previous zoning opinion removed. Mr. Friedman stated that the property in question is the Houlihan's Restaurant Property located at 601 W. Germantown Pike. Mr. Friedman advised that the site is 1.8 acres. Mr. Friedman stated that a 1981 Zoning Opinion limits the hours of operation, and the applicant seeks to remove these conditions.

Mr. Several advised that his company, Several Properties Group, deals with the redevelopment of retail and restaurant type of facilities. Mr. Several stated that there is an agreement with GE Capital to purchase the restaurant at 601 W. Germantown Pike. Mr. Several advised that the first step is to get the restriction on the hours of operation removed.

Mr. Several advised that back in the 1950's the Plymouth Township Building was located on the property. Mr. Several stated that the current facility was built in 1972. Mr. Several advised that it was built with wood, and is approximately 10,069 square feet. Mr. Several stated that it

became a Houlihan's Restaurant in 1997.

Mr. Several advised that the area has changed substantially since the restaurant was built in 1972. Mr. Several stated that in 2008 and 2009 restaurants were built around the Plymouth Meeting Mall. Mr. Several advised that the area has become a major hub for shopping and restaurants. Mr. Several stated that there were very few restaurants on Germantown Pike in 1981. Mr. Several advised that has now changed.

Mr. Several advised that the applicant feels that it is appropriate to request the hours of operation to be extended. Mr. Several stated that this will help the applicant's restaurant stay competitive with the other restaurants in the area. Mr. Several advised that additional hotels have been built in the area, and 24 hour gas stations are now permitted. Mr. Several stated that the use proposed for the restaurant is family oriented, and the kitchen would be open for extended hours.

Chairman Monacelli inquired about the time frame for extended hours. Mr. Several advised that the restaurant would like to extend their hours during the week to 1:00 AM., and extend the hours for the weekends to 2:00 AM. Mr. Conroy noted that the applicant is seeking these hours by requesting modification of zoning conditions concerning hours of operation.

Mr. Conroy asked about the modification for the bar size and stools. Mr. Several advised that bar type dining now exists, and the restaurant would like to have a larger bar now. Mr. Several stated that more stools would be around the enlarged bar area.

Chairman Monacelli asked how late are the mall restaurants open till. Member Branagh stated that they are open until 2:00 AM as allowed by the PA. Liquor Board. Chairman Monacelli noted that the applicant's property abuts a residential property in the rear.

Member Branagh asked if the applicant is reconstructing the building because it is stated that in the application that there will be a new restaurant and bar. Mr. Several advised that it is desired to replace the existing building with a more modern functional building, however the restaurant use will stay within the existing footprint.

Mr. Conroy noted that parking and land development issues have not yet been finalized. Mr. Conroy advised that the applicant presently is only coming in for the modifications from the 1981 Zoning Decision.

Member Ensslin inquired about the hours for the nearby Sunoco Minimart. Mr. Several advised that this is a 24 hour operation. Member Ensslin asked about the hours for the Quidobi Restaurant. Mr. Several stated that this restaurant is open until 10:00 PM. Member Ensslin noted that the Kinko Federal Express Store is open 24 hours.

Member Ensslin asked if there are complaints about noise coming from the 24 hour businesses. Mr. Conroy advised that he is not aware of any complaints in that area concerning noise. Mr. Conroy stated that drainage will have to be addressed. Mr. Manai advised that volume reduction must be done for drainage, and this has been discussed with the applicant.



Member Ensslin asked if there are any complaints about noise coming from the restaurants around the Mall. Mr. Conroy advised that he is not aware of any complaints.

Member Aprile inquired about the type of tenant that the applicant is looking for. Mr. Several advised that a family style sports theme restaurant tenant is being sought. Mr. Several stated that it would be moderately priced restaurant. Mr. Several advised that the kitchen would be open until 2:00 AM.

Member Hart asked if there have been comments from the residents nearby. Mr. Several advised that a Council Person, Mr. Vince Gillen, grew up in that neighborhood. Mr. Several stated that Mr. Gillen did not see any problems with the extended hours of operation.

Mr. Several advised that they are pleased with the existing buffer. Mr. Several stated that the current fence will be replaced with a new fence. Mr. Several advised all lighting will be shining in, and not shining onto residential neighbors.

Member Mellor asked if there will be diner type restaurant rather than a bar/nightclub. Mr. Several advised that it will be a place to have dinner, and also to watch sports events and other events on the large television screens. Mr. Several stated that it will also be a family oriented type of restaurant.

Member Branagh asked if there is going to be an area for outside eating. Mr. Several advised that there will just be a smoking area outside in the front, and all dining will be done inside. Mr. Several stated that windows can be opened up to let air in under the roof. Member Mellor asked if there would be an outdoor bar. Mr. Several advised that there would be no outdoor bar.

Member Aprile asked if the building will be moved. Mr. Several advised that the building will be in the exact same location. Mr. Several stated that the front portion of the curblin will be depressed so that there can be a full 26' drive lane.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application for 601 Germantown Plaza subject to the following:

- 1) The restaurant have the same hours as the Redstone Restaurant at the Plymouth Meeting Mall. Monday – Thursday 11:00 AM – 1:00 AM. Friday-Saturday 11:00 AM – 2:00 AM. Sunday 10:00 AM – 10:00 PM.
- 2) There be no outdoor dining.
- 3) There be no alcohol beverages taken outside to the smoking area.

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

#### ZONING ORDINANCE SECTION 1601 – TEXT AMENDMENT

Mr. Mark Quigley was present to discuss the proposed Text Amendment for Zoning Ordinance

Section 1601. Mr. Barry Jacobson was also present.

Mr. Quigley advised that the Text Amendment for Zoning Ordinance Section 1601 concerns the Plymouth Square Shopping Center. Mr. Quigley stated that he is President of Signature Financial Corporation and the Managing Partner for this shopping center. Mr. Quigley advised that Mr. Jacobson works for Forman Sign Company.

Mr. Quigley advised that the new Ordinance would allow the shopping center to erect a new pylon sign incorporating new electronic messaging. Mr. Quigley stated that the existing pylon went up in flames.

Mr. Quigley advised that the new pylon sign will be at the same location that the previous pylon was located. Mr. Quigley stated that the new pylon will be a little larger than the previous pylon. Mr. Quigley advised that this is because of the inclusion of the electronic messaging center and the banner identifying the shopping center.

Mr. Quigley advised that the number of signs on the new pylon will not be greater than the number of signs on the previous pylon. Mr. Quigley stated that the new signs will be more spaced out than on the old pylon. Mr. Quigley advised that they think the new pylon will be an attractive addition to the shopping center. Mr. Quigley stated that the pylon will only be located at the main driveway on Ridge Pike.

Mr. Quigley advised that the new Ordinance pertains to shopping center signage for properties that are 5 acres to 50 acres. Mr. Quigley stated that the Ordinance will not pertain to any other properties in the Township.

Chairman Monacelli asked if there will be LED Signage on the pylon. Mr. Quigley advised that there will be changing LED Signage. Mr. Quigley stated that the change will be limited to once every 60 seconds. Mr. Quigley advised that this is what is stipulated at the Plymouth Meeting Mall.

Member Branagh commented that there are complaints from residents about delivery trucks and trash trucks coming to the back part of the shopping center at 4:30 AM. Member Branagh stated that residents are being awakened from the noise coming from these trucks. Mr. Quigley advised that this will not happen in the future because he will enforce the times which trucks are allowed to come to the site. Mr. Quigley stated that these times are stipulated by the Township.

Member Aprile asked if the Ordinance is only for the Plymouth Square Shopping Center. Mr. Conroy advised that this is correct because no other shopping center is between 5 and 50 acres.

Chairman Monacelli made a motion that the Agency recommend that the proposed Text Amendment for Zoning Ordinance Section 1601 be approved. Member Mellor seconded the motion. Members Monacelli, Mellor, Branagh, Ensslin, Aprile, and Hart voted in favor of the motion. The motion passed by the vote of 6-0.



## 134 PLYMOUTH ROAD (BRANYWINE)

Craig Robert Lewis, Esq. was present to represent 134 Plymouth Road in presenting their land development application. Mr. Alexander Tweedie was present to discuss engineering concerns. Mr. Anthony Ziccardi was also present.

Mr. Lewis advised that the applicant has previously been before the Planning Agency. Mr. Lewis stated that the site at 134 Plymouth Road is approximately 20 acres, and is located near Butler Pike. Mr. Lewis advised that the preliminary land development plan was submitted in August 2012, and now the consultants' comments are available for review.

Mr. Lewis advised that the applicant will comply with all of the comments submitted by Suburban Lighting.

Mr. Lewis advised that waivers will be requested from some comments made in the McCloskey & Faber Review Letter. Mr. Lewis stated that there is a requirement to have a certain number of parking spaces in a row before having a planting island. Mr. Lewis advised that garages are on the rear of the buildings where the grading permits. Mr. Lewis stated that the applicant feels that the number of spaces permitted are not applicable to garage space.

Mr. Lewis advised that a waiver is requested for softening buffer. Mr. Lewis stated that slopes are not supposed to be more than 25% in the softening buffer. Mr. Lewis advised that a waiver is requested because the basin on the western side is partially located in the buffer, and slope exceeds 25%. Mr. Lewis stated that McCloskey & Faber supports this waiver request.

Mr. Lewis advised that plantings are proposed on berms located in both basins. Mr. Lewis stated that the Ordinance stipulates that no planting be placed on fill. Mr. Lewis advised that a waiver is requested for this, and McCloskey & Faber supports this waiver request.

Mr. Lewis advised that a partial waiver is requested for the curb and sidewalk along Plymouth Road. Mr. Lewis stated that on the far end western portion of the site the curb and sidewalk end. Mr. Lewis advised that there is no where to go on the western side. Mr. Lewis stated that the trail path does loop around, and create a full loop around the site. Mr. Lewis advised that the curb terminates before the property edge, and this is a function of stormwater.

Mr. Lewis advised that stormwater resulting from the widening of the Plymouth Road must be handled on the applicant's site. Mr. Lewis stated that getting the water to the existing channel on the western side is a challenge because of the flat topography of the site. Mr. Lewis advised that this is accomplished by terminating the curb, and allowing the channeled water to go to the western corner. Mr. Lewis stated that the partial waiver is requested so that curbing is not located in that area.

Chairman Monacelli asked how will the curb hold off that drainage coming off of the slope. Mr. Lewis advised that the water will be channeled down. Mr. Lewis stated that the water will flow through the grass, and then hit the channel that exists. Mr. Manai advised that the applicant feels that it is advantageous to get the water off of the road, and into the drainage ditch.

Mr. Lewis noted that inlets become stormwater management facilities, and PennDOT no longer accepts responsibility for these inlets. Mr. Lewis stated that it is better to get the run off onto the applicant's property.

Member Branagh asked if there is a better design than just flowing water over the grass. Mr. Lewis commented that flowing over the grass is one of the best designs in managing stormwater quality. Mr. Tweedie advised that road improvements are below the elevation for the basin. Mr. Tweedie stated that there are benefits draining the water into a vegetated swale. Mr. Tweedie advised that the surface drainage is better than pipe drainage.

Member Branagh asked if there could be compromise with a depressed curb and a swale that is concrete. Member Branagh stated that he does not like the idea of a deadend for the sidewalk. Member Branagh stated that there are not the type of sidewalks that come out to Plymouth Road. Mr. Lewis advised that the applicant can extend the sidewalk past the western basin if the Township desires.

Member Branagh noted that a day care is located across the street, and there should be a sidewalk across the street from the day care. Mr. Lewis advised that there is a pedestrian walk aligned with Cold Point Manor, and this may be a better way to get to the day care.

Mr. Lewis advised that the applicant has reviewed the comments submitted by Woodrow & Associates. Mr. Lewis stated that Woodrow & Associates expressed concern about parallel parking being on-site. Mr. Lewis advised that parallel parking is permitted by code, and has been an essential design feature for the site. Mr. Lewis stated that the design was modified, and parking spaces will be safe as vehicles come in at the main entrance. Mr. Lewis advised that the pedestrian crosswalks will be elevated.

Chairman Monacelli asked if there is a divided roadway with 1 way in and 1 way out. Mr. Lewis advised that there is a boulevard entrance with 2 way traffic, and a median will be in between.

Mr. Lewis advised that the applicant has scheduled a meeting with the design professionals to discuss the Stormwater Concept Comments outlined by Woodrow & Associates. Mr. Lewis stated that the applicant feels that all of the stormwater issues can be resolved.

Mr. Manai advised that Woodrow Associates has suggested modifications to the basin closes to Butler Pike. Mr. Manai stated that Woodrow Associates wants to make sure that this basin functions properly.

Chairman Monacelli noted that Woodrow Associates is also requesting sidewalks on the western side of the property. Mr. Lewis advised that the applicant is providing sidewalks almost for their entire frontage. Mr. Lewis stated that the partial waiver is for the area where they want water to run through the grass. Chairman Monacelli stated that he would like to see sidewalks all around.

Mr. Lewis advised that the walking trail along the frontage is actually the applicant's sidewalk.



Mr. Lewis stated that the area in question for the waiver for the curb and sidewalk is just a very short section.

Mr. Lewis advised that the applicant has reviewed the letter submitted by the Plymouth Township Staff. Mr. Lewis stated that the Township desires the applicant's comment on 2 issues.

Mr. Lewis advised that the Township had comment on the applicant's Truck Turning Template as a truck navigates the site. Mr. Lewis stated that the template does utilize the Township's largest fire vehicle, and this now will be shown on the applicant's plan. Mr. Lewis advised that the applicant discussed with Mr. Andrew Mount this truck's navigation through the site.

Mr. Lewis advised that the Township had comment on hydrants. Mr. Lewis stated that the applicant initially showed a design for hydrants looped through the site. Mr. Lewis advised that Mr. Mount recommended more hydrants and water lines be added to the site. Mr. Lewis stated that Mr. Mount wants more hydrants because of the size of the buildings. Mr. Lewis advised that an additional hydrant now is shown at the other end of the site, and a new water line goes through the middle of the property. Mr. Lewis stated that the applicant is doing what is required for belt and suspenders.

Mr. Conroy inquired about the Fire Lane Signage Detail. Mr. Lewis advised that this will be submitted to the Township.

Member Aprile asked if the hydrants are a safety issue. Mr. Conroy advised that this is correct. Member Branagh stated that anything that interferes with a fireman is a safety issue. Mr. Lewis advised that the applicant has gone beyond what is required for hydrants.

Mr. Lewis advised that the applicant has reviewed the Caruolo Associates Letters. Mr. Lewis stated that the applicant's traffic engineer has been in contact with Caruolo Associates concerning traffic. Mr. Lewis advised that the Traffic Study was provided when the application for conditional use was brought forward.

Mr. Lewis advised that Caruolo Associates had comments concerning the Butler Pike Access. Mr. Lewis stated that this access to Butler Pike would go through the adjacent property out onto Butler Pike. Mr. Lewis advised that Mr. Mount commented that this could be more than just an emergency in that it could help get more cars off of the road. Mr. Lewis stated that Caruolo Associates feels that this should only be an emergency access because of the problems with the right of way on Butler Pike, and additional improvements would be required by the County.

Mr. Manai asked what width will the emergency access to Butler Pike be built to. Mr. Lewis advised that this access will be built out to full width. Member Aprile asked if this road will be blocked off. Mr. Lewis stated that this road will be gated, and it will be for emergency access only.

Mr. Lewis advised that there will be a left hand turning movement from Plymouth Road into the applicant's site. Mr. Lewis stated that this will help keep traffic away from the main entrance.

Mr. Lewis advised that the queue report will be submitted to Caruolo Associates.

Mr. Lewis advised that the Montgomery County Planning Commission has been very supportive for the applicant's project. Mr. Lewis stated that the applicant can not move buildings around as suggested by the County. Mr. Lewis advised that the County also made comments about the parallel parking and Butler Pike.

Chairman Monacelli asked if the Traffic Impact Study should be reviewed. Mr. Lewis stated that the Traffic Impact Study is out of scope at the Land Development Stage.

Member Branagh asked if the third drive that will now be an emergency access is shown on the applicant's plans. Mr. Lewis advised that this drive was not part of the conditional use plan. Mr. Lewis stated that the access was added to the Land Development Plan as requested by the Fire Marshal.

Member Branagh asked if there will be connection to the County Trail. Mr. Ziccardi advised that presently the County Trail ends at the Metroplex Property. Mr. Ziccardi stated that it is still undetermined how the County Trail will get through Germantown Pike. Mr. Ziccardi advised that the County is looking to go across at the south side of the railroad. Mr. Ziccardi stated that it is hopeful that the applicant's sidewalk trail along Butler Pike can connect to the County Trail.

There were comments from the audience.

Ms. Karen Swanson commented that traffic is currently a mess in the area. Ms. Swanson advised that traffic gets back up to Joshua Road on weekday mornings. Ms. Swanson stated that it is also very difficult to get through the area at night during the rush hour.

Ms. Swanson advised that she is very concern about the many cars that will be added to traffic from the new development. Ms. Swanson stated that about 200 signatures will be on a petition this week to voice their concerns about increasing traffic. Ms. Swanson advised that many people are upset about the number of apartments proposed, and its affect on an already bad traffic situation.

Mr. Conroy noted that notices were posted for the applicant's proposal in the newspapers. Mr. Lewis stated that the applicant hand delivered notices to as many residences as possible. Chairman Monacelli advised that Whitemarsh Township was notified, and they have had no comments on the proposal.

Mr. Lewis advised that Mr. Paone has put in a lot of improvements around his property, and people in the area have been happy with these improvements for Flouertown Road. Mr. Lewis stated that the applicant is proposing improvements on Plymouth Road and the intersection. Mr. Lewis advised that the applicant is exceeding their responsibility to manage the traffic with these improvements.

Chairman Monacelli made a motion that the Agency recommend that the land development application for 134 Plymouth Road be approved subject to the following:



- 1) Subject to the condition that the applicant meet with Township Consultants to discuss the many questions brought forward in their review letters, and the Agency would like to see discussion concerning the issue of sidewalks going to the western property line.

Member Mellor seconded the motion. Member Monacelli, Mellor, Hart, and Branagh voted in favor of the motion. Members Aprile and Ensslin voted against the motion. The motion passed by the vote of 4-2.

#### REVIEW OF MINUTES (8-1-12)

Chairman Monacelli made a motion that the 8-1-12 minutes be approved. Member Hart seconded the motion. The 8-1-12 minutes were approved by an unanimous vote.

#### BEE ORDINANCE DISCUSSION

Mr. Conroy asked the Agency if they want to see documents and hear discussion from representatives for the proposed Bee Ordinance. Member Hart noted that the proposed Bee Ordinance seems to be progressing nicely, and the Planning Agency can wait for the Ordinance to be presented as a whole before taking action. Fellow Agency Members agreed with Member Hart.

Dee Mellor thanked the Agency for the charitable donation made in memory of her Mother.

The meeting was adjourned at 9:05 PM.

Respectfully Submitted,

  
Richard Clifford

Plymouth Township Planning Agency  
September 5, 2012

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

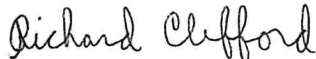
Subject: The recommendation of the Plymouth Township  
Planning Agency concerning the application  
for 601 Germantown Plaza.

Chairman Monacelli made a motion that the Agency  
recommend that the Plymouth Township Zoning Board approve  
the application subject to the following:

- 1) The restaurant have the same hours as the Redstone  
Restaurant at the Plymouth Meeting Mall. Monday -  
Thursday 11:00 AM - 1:00 AM. Friday-Saturday 11:00 AM  
- 2:00 AM. Sunday - 10:00 AM - 10:00 PM.
- 2) There be no outdoor dining.
- 3) There be no alcohol beverages taken outside to the  
smoking area.

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

Very Truly Yours,



Richard Clifford  
Planning Agency Secretary



Plymouth Township Planning Agency  
September 5, 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 Zoning Ordinance Section 1601.

Chairman Monacelli made a motion that the Agency recommend that this proposed Text Amendment be approved. Member Mellor seconded the motion.

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

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary

Plymouth Township Planning Agency  
September 5, 2012

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

Dear Ms. Weiss,

The Plymouth Township Planning Agency reviewed the land development application for 134 Plymouth Road (Brandywine).

Chairman Monacelli made a motion that the Agency recommend that the application be approved subject to the following:

- 1) Subject to the condition that the applicant meet with Township Consultants to discuss the many questions brought forward in their review letters, and the Agency would like to see discussion concerning the issue of sidewalks going to the western property line.

Member Mellor seconded the motion. Members Monacelli, Mellor, Hart, and Branagh voted in favor of the motion. Members Aprile and Ensslin voted against the motion. Members Trask and Isett were absent. The motion passed by the vote of 4-2.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary