

Planning Agency Meeting

December 4, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, December 4, 2013.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Steve Hart	Vice Chairman
Dominic Aprile	Member
Dee Mellor	Member
Kelly Isett	Member
Greg Ensslin	Member
Jeff Branagh	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer, Woodrow & Associates
Absent:	Ron Trask

The Agency heard the following:

Darin Barker, IFP, LLC./Chris Zoro Company

Chairman Monacelli stated that this is an application for a Special Exception from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1402.A. The Special Exception requested is to permit a physical fitness center. The property is located at 1050 Colwell Lane in a "Limited Industrial" Zoning District.

Tom Coyne, Jr. , Fidelity Commercial Real Estate Agent was present representing Darin Barker. The applicant is seeking to add a 7500 square foot training facility for cross fit. The hours of operation will be from 5:00 a.m. until 9:00 p.m., Monday through Sunday.

Group classes will be held throughout the day and will be adjusted to accommodate customers. Classes would range from one to fifteen individuals.

There will be 18 parking spaces.

There will be one employee during the class hours with two present at the most.

Ms. Isett asked if any of the parking would be near residential properties. Mr. Coyne stated that none of the parking spaces abut to residential homes.

Mr. Conroy stated that there is a requirement in the Limited Industrial District that parking cannot be any closer than fifty feet from a residential district. This application would satisfy that requirement.

Mr. Conroy stated that the parking requirement is met and exceeds it by approximately five or six spaces for this particular use.

Chairman Monacelli made a motion to approve the Special Exception requested. The motion was seconded by Ms. Mellor; a roll call vote was taken and the motion passed 7-0 with Mr. Monacelli, Ms. Mellor, Ms. Isett, Mr. Aprile, Mr. Ensslin, Mr. Branagh and Mr. Hart in favor. Mr. Trask was absent.

Premier Urgent Care

Chairman Monacelli stated that this is an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XI, section 1100. R and, in the alternative, a Variance from Article XI, Section 1100. The Special Exception and Variance are to permit a healthcare facility. The property is located at 580 W. Germantown Pike, Suite M102, in a "Shopping Center" Zoning District.

Mr. George Ozorowski was present on behalf of the applicant. He explained that the site used to be a Jefferson Bank and that there are several other tenants currently occupying the space including medical offices.

The purpose of the facility is to provide acute urgent care, basically what a typically emergency room would do.

The building plans have been submitted to the Township with the fit out being completed. The applicant has applied for a sign permit but needs zoning relief for such.

There will be eight full time employees but there will usually be four to six present at any given time.

The facility will be open from 9:00 a.m. until 9:00 p.m. and approximately twenty-five to thirty patients will be seen per day. There will be no overnight stay. The facility will be broken down into six exam rooms, rooms for staff and an x-ray room.

There will be 111 parking spaces on site.

Mr. Manai asked about the waste disposal system. Mr. Ozorowski stated that there is a bio-waste pickup.

Mr. Branagh asked if there will be ambulance traffic. Mr. Ozorowski responded by saying that ambulances will be turned away. If there is an emergency on site, an ambulance will be called.

Mr. Hart asked if there will be general anesthesia. Mr. Ozorowski stated that there would not.

Mr. Aprile asked if a physician will be a physician present at all times and Mr. Ozorowski stated that there would not.

Chairman Monacelli made a motion to approve the Special Exception and Variance and was seconded by Mr. Aprile. A roll call vote was taken and the motion passed 7-0 with Mr. Monacelli, Mr. Aprile, Ms. Isett, Ms. Mellor, Mr. Ensslin, Mr. Branagh, and Mr. Hart in favor. Mr. Trask was absent.

660 West Germantown Pike

Rob Lewis, Kaplin Stewart was present representing Brandywine Real Estate Investment Trust and 2928 Walton Road, L.P. The property is located approximate to the corner of Fountain Drive and Walton Road.

There is an existing single family dwelling on the site and it is zoned "A Residential". The intention is to purchase the property for a parking lot to serve the building located at 660 W. Germantown Pike. The applicant needed several other dimensional variances that have to do with buffering and landscaping. These were granted when the applicant applied to the Zoning Hearing Board in June.

The Zoning Hearing Board attached a condition to the approval to meet with the Landscape Architect to keep some of the mature vegetation. The applicant will maintain the trees and will supplement with low lying shrubs. There will also be some moving of trees to other locations on site.

The applicant is seeking a recommendation from the Planning Agency to Council for land development approval for the site. A clean review letter has been received from the Township Engineer and the Traffic Engineer. The Landscape Architect has not issued a new review letter but the applicant will comply with all of the requests. There are a couple of waivers of landscaping.

There are also two waivers as follows. 1) Sidewalk – The applicant is asking that sidewalks not be installed along Fountain Drive. The sidewalks will however be installed on Walton Road. 2) Grading in the parking lot – According to the subdivision and land development ordinance, the grading should not exceed 3%. The applicant is seeking 5%. This would encourage positive drainage throughout the parking lot.

Chairman Monacelli asked a question regarding the grading issue which was explained by Mr. Lewis.

Chairman Monacelli stated that Council may request the installation of sidewalks on Fountain Drive.

Chairman Monacelli asked a question regarding the street signs. Mr. Lewis explained that stop signs will be added to the plan.

Mr. Branagh asked if from an ADA perspective if Brandywine can increase the parking around the building. Mr. Lewis stated that they could.

Mr. Ensslin stated that he is in favor of the sidewalk installation on Fountain Drive.

Mr. Hart asked what the previous requirement was for parking. This was explained by Mr. Lewis.

Mr. Hart asked about the retaining walls. Mr. Lewis stated that it is curbed and railed.

Mr. Monacelli made a motion to approve the Land Development for this site. All waivers were approved with the exception of sidewalks. Chairman Monacelli recommended that sidewalks be installed on Fountain Road. The motion was seconded by Mr. Branagh, a roll call vote was taken and the motion passed 6-1 with Mr. Monacelli, Mr. Branagh, Ms. Isett, Ms. Mellor, Mr. Ensslin and Mr. Hart in favor. Mr. Aprile was opposed and Mr. Trask was absent.

The minutes from the October and November Planning Agency meetings were approved unanimously.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
December 4, 2013

To: Plymouth Township Zoning Hearing Board

Subject: Darin Barker, IFP, LLC.Chris Zoro Company

Chairman Monacelli made a motion to approve the request for a Special Exception to permit a physical fitness center located at 1050 Colwell Lane. The motion was seconded by Mr. Aprile, a roll call vote was taken and the motion passed 7-0 with Mr. Monacelli, Mr. Aprile, Ms. Isett, Ms. Mellor, Mr. Ensslin, Mr. Branagh and Mr. Hart in favor. Mr. Trask was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
December 4, 2013

To: Plymouth Township Zoning Hearing Board

Subject: Premier Urgent Care:

Chairman Monacelli made a motion to approve the request for a Special Exception and Variance to permit a healthcare facility located at 580 W. Germantown Pike, Suite 102. The motion was seconded by Mr. Aprile, a roll call vote was taken and the motion passed 7-0 with Mr. Monacelli, Mr. Aprile, Ms. Isett, Ms. Mellor, Mr. Ensslin, Mr. Branagh and Mr. Hart in favor. Mr. Trask was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
December 4, 2013

To: Plymouth Township Council

Subject: 660 West Germantown Pike

Chairman Monacelli made a motion to approve the Land Development for this site. All waivers were approved with the exception of sidewalks. Chairman Monacelli recommended that sidewalks be installed on Fountain Road. The motion was seconded by Mr. Branagh, a roll call vote was taken and the motion passed 6-1 with Mr. Monacelli, Mr. Branagh, Ms. Isett, Ms. Mellor, Mr. Ensslin and Mr. Hart in favor. Mr. Aprile was opposed.

Very Truly Yours,

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive, flowing style.

Mary Beth Jamison
Planning Agency Secretary