

MARCH 6, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, March 6, 2013.

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
Kelly Isett	Member
Dee Mellor	Member
Dominic Aprile	Member
Gregory Ensslin	Member
Jeff Branagh	Member
Lonnie Manai	Woodrow Associates
David Conroy	Zoning Officer

Absent: Ronald Trask

The Agency heard the following:

551 PLYMOUTH ROAD & ZONING ORDINANCE SECTION 600 (REZONING & TEXT AMENDMENT)

Craig Robert Lewis, Esq. was present to represent the applicant. Mr. Lewis stated that he has been before the Planning Agency concerning this tract in the past. Mr. Lewis advised that the plan brought forward about 8 months ago depicted an entire development of twins with a density of about 124 units.

Mr. Lewis advised that changes have been made since the applicant's last submission back in October 2012. Mr. Lewis stated that there was concern about the size of the lots on the exterior of the tract for single families. Mr. Lewis advised that the exterior lots for single families now have been increased to a minimum of 15,000 square feet. Mr. Lewis stated that the interior lots would retain the standard "B" Residential Zoning lot size requirements.

Mr. Lewis advised that fewer homes are now being proposed along Johnson Road. Mr. Lewis stated that it will appear to be a less dense project than what exists today.



Mr. Lewis advised that the applicant has received the comments of the Montgomery County Planning Commission. Mr. Lewis stated that the County is supportive with the comment that the lower portion of the site consist of single family homes. Mr. Lewis advised that this is stipulated in the Ordinance.

Member Aprile asked why the applicant is not having all "A" Residential as earlier recommended by the Planning Agency. Mr. Lewis advised that having all "A" Residential is not feasible for the developer.

Member Hart asked what are the other significant changes to the plan. Mr. Lewis advised that the green space is now down to 30%, and this will still be more than the commercial requirements for the tract. Mr. Lewis stated that the townhouses occur in one development, and they take access from an arterial highway street. Mr. Lewis advised that at land development a secondary access may be required for the single homes. Mr. Lewis stated that this may be needed for fire code purposes.

Member Hart asked if there are no changes for units in the lower tract. Mr. Lewis advised that one or two units may be lost in the lower tract, however the density is increased concerning the townhouses to offset this loss. Mr. Lewis stated that density for the tract will remain at 120 units.

Member Mellor asked if there will be an easement for the trail. Mr. Lewis advised that it is the goal to get an easement from PECO so that the trail can go through this PECO owned land. Mr. Lewis stated that negotiation would take place after development approval takes place.

Member Mellor asked if all streets will have sidewalks. Mr. Lewis advised that the applicant will look at sidewalk requirements at land development.

Chairman Monacelli commented that he does not like the idea of "A" Residential being removed. Chairman Monacelli stated that it is proposed that "B" Residential being put in with the conservation only having 30% green space. Chairman Monacelli advised that he does not like the applicant's plan.

There were comments from the audience.

Mr. Jeff Wright, 1727 Johnson Road, advised that he is concern about the lower section of the tract. Mr. Wright stated that he is concerned about traffic because there is only one exit onto Johnson Road. Mr. Wright advised that he feels that there should be a second exit onto Gravers Road.

Ms. Joanne Giacobello, 1731 Johnson Road, advised that an entrance or an exit will be right in from of her door. Ms. Giacobello stated that this access should not be right in front of someone's home. Ms. Giacobello advised that she would have numerous cars travelling right in front of her home.

Ms. Giacobello advised that she has the problem of additional water coming onto her property



from the homes that have been built recently. Ms. Giacobello stated that the numerous vehicles in front of her door will be another problem.

Mr. Kevin Bisch, 1010 Plymouth Road, advised that he believes the tract should be all class "A" Residential as recommended by the Planning Agency in October 2012. Mr. Bisch stated that having "B" Residential will make traffic worse, and it will also adversely affect the water shed and drainage. Mr. Bisch advised that townhomes should not go in the middle of "A" residential areas.

Mr. Gary Berkman, 1809 Johnson Road, advised that he is concerned about traffic. Mr. Berkman stated that there is already a lot of traffic, and townhomes will make the situation worse. Mr. Berkman advised that more school buses and delivery trucks will come through the area.

Mr. Berkman advised that townhomes being put in between the class "A" areas would be hurtful to the long time residents. Mr. Berkman stated that if 4 or 5 nice homes were being built he would be in favor.

Mr. Lewis advised that the property will not remain vacant. Mr. Lewis stated that under the existing zoning today the property can be developed in a much more dense manner than what is being proposed by the applicant. Mr. Lewis advised that the property can be developed with 30 single family homes combined with over 220,000 square feet of office space, and more traffic would come from this than the 100 residential dwellings proposed.

Chairman Monacelli commented that offices are not being built because of the difficulty in renting space to tenants. Chairman Monacelli advised that he does not like the idea of 80 homes being built across from an elementary school.

Chairman Monacelli made a motion that the Agency recommend that everything written for the rezoning and text amendment be denied. Chairman Monacelli commented that if any rezoning should be done it should be rezoned to all class "A" Residential. Member Branagh seconded the motion. Members Monacelli, Branagh, Aprile, Ensslin, Mellor, Isett, and Hart voted in favor of the motion. The motion passed by the vote of 7-0.

#### REVIEW OF MINUTES (2-6-13)

Member Mellor made a motion that the 2-6-13 minutes be approved. Member Aprile seconded the motion. The motion passed by an unanimous vote.

The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

*Richard Clifford*  
Richard Clifford

Plymouth Township Planning Agency  
March 6, 2013

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 & Text Amendment for 551 Plymouth Road & Zoning Ordinance Section 600.

Chairman Monacelli made a motion that the Agency recommend that everything written for this proposal be denied. Chairman Monacelli commented that if any rezoning should be done it should be rezoned to all class "A" Residential.

Member Branagh seconded the motion. Members Monacelli, Branagh, Aprile, Ensslin, Mellor, Isett, and Hart voted in favor of the motion. Member Trask was absent. The motion passed by the vote of 7-0.

Very Truly Yours,

  
Richard Clifford  
Planning Agency Secretary