

June 5, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, June 5, 2013.

The meeting was called to order at 7:05 p.m.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Steve Hart	Vice Chairman
Dominic Aprile	Member
Ronald Trask	Member
Dee Mellor	Member

Dave Conroy	Zoning Officer
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Absent: Kelly Isett, Greg Ensslin, and Jeff Branagh

The Agency heard the following:

COLD POINT VILLAGE CONDITIONAL USE

Bernadette Kearney, Esquire and Sal Paone, Developer were present to represent Cold Point Village in presenting information on their Land Development Application pertaining to parking.

Mr. Paone advised that when the Township Zoning ordinance was written regarding uses at off peak hours then parking criteria could be modified by conditional use. Mr. Paone is asking for a 25% reduction in the required number of parking spaces.

Mr. Paone noted the peak times of the restaurants. When the restaurants are at peak times, many of the other uses will closed. The Butler Pike section requires the total number for parking spaces to be 66 and there is currently 70. The Plymouth road section requires 46.5 and there are 50.

Member Monacelli asked if the hair salon would be open at night when the restaurant is open. Mr. Paone advised that it would only have Wednesday evening hours which is not a peak time for the restaurants. Therefore there will be no overlap.

Member Aprile asked a question about the parking requirements under the Township Code. Mr. Paone stated that according to Ken Amey, Land Planner the conditional use would allow 75% as adjusted.

Member Hart asked if additional parking spaces could be added at a later date. Mr. Paone advised that there is additional space that could be used if necessary.

Member Mellon stated that Cold Point Village is a well developed mixed use development that adds character to the Township.

Mr. Paone advised that one of the restaurants will have a patio and will move tables outside in the nice weather.

Member Mellor asked how many seats will be in the outdoor patio section. Mr. Paone stated that there will be six. This will add to the success of the restaurant. The maximum seating for the restaurant will be 100.

Member Hart asked if there was a sidewalk or a drive next to the patio. Mr. Paone advised that it is a sidewalk.

Chairman Monacelli made a motion that the Agency recommend that the request for reduced parking be approved. Member Aprile seconded the motion. Members Monacelli, Aprile, Hart, Mellor, and Trask were in favor of the motion. The motion passed 5-0. Members Isett, Ensslin, and Branagh were absent.

PLYMOUTH MEETING FRIENDS SCHOOL

Rolph Graf, Graf Engineers and Sarah Sweeney Denham were present this evening to discuss the land development application for the Plymouth Meeting Friends School.

The plan is to install one new building on the property which will be used as a classroom/library. It is a two story building that is located on Butler and Germantown Pike. The building is therefore located in both Plymouth and Whitmarsh Townships. Zoning relief has been granted by both Townships and the land development has been waived in Plymouth Township.

No new faculty or students will be added as a result of the new building.

The issue now is the waivers being requested. Mr. Graf read the list of requests as follows: 1) Survey requirement regarding discharging stormwater, 2) Installation of sidewalk, 3) Concrete monuments installed along Butler Pike, 4) Iron pins on property corners being permanently marked, 5) Street trees and the right-of-way, not being closer than one foot to the ultimate right of way, 6) Raised continuous curve around landscape islands.

Member Monacelli asked if the trees that are already there are being removed. Mr. Graf stated that some trees are being relocated. A waiver of the quantity of trees is not being sought, just the location.

Member Monacilli asked about the design of the building. Mr. Graf advised that the building is consistent with other buildings in the area which will be an architectural design. Approval has been received from the Historical Architectural Review Board.

Member Trask asked if the enrollment will increase and Mr. Graf stated that it would not. The previous decision from the Zoning Hearing Board stated that the student capacity could not exceed 170 and there are currently 141 students.

Member Aprile asked if the HAR Board approval for the architectural plan for the new building was the same as the plan done in 2010. Mr. Graf stated that it is based on the variances that were granted in 2010.

Member Hart asked how many staff members there are. Mr. Graf stated that there are forty faculty and staff members and no additional staff will be hired.

Tammy Harris asked about the plans for handling increased traffic during construction. Mr. Graf replied that it is not a huge construction project and that ideally the work will be completed when the students are not in session. There is no impact expected to roads along the existing frontage.

Chairman Monacelli made a motion that the Agency recommend that the waivers requested be approved. Member Mellor seconded the motion. Members Monacelli, Mellor, Aprile, Hart, and Trask were in favor of the motion. The motion passed 5-0. Members Isett, Ensslin, and Branagh were absent.

516/518 TOWNSHIP LINE ROAD

David Falcone , Saul Ewing spoke this evening on behalf of the property owner. The owner is seeking a recommendation for a variance from the requirement of fifty feet of frontage along the public road to nineteen feet. Currently there is a single lot and the owner is seeking to create two lots. The owner previously requested several variances from the Zoning Hearing Board which were approved.

Member Monacelli asked why this variance was not sought before and Mr. Falcone stated that it was missed when the previous variances were requested.

Member Hart asked if there was a private drive. Mr. Falcone advised that there is an easement and drive that provides access to the back of the property. There are three entrances into the property.

Member Monacelli made a motion that the Agency recommend approval. Member Trask seconded the motion. Members Monacelli, Trask, Mellor, Aprile and Hart were in favor of the motion. The motion passed 5-0. Members Isett, Ensslin and Branagh were absent.

1000 CONSHOHOCKEN ROAD

Rob Lewis, Kaplin Stewart, Thomas Ludgate, and Don and Karen Zajick were present this evening on behalf of Norris Sales. The developer would like to relocate the facility which includes the service, sales, and rental of equipment for contractors.

The variances requested are as follows: Permit Retail/Sales, reduce retail parking count, reduce office parking count, reduce warehouse parking count, reduce other parking count, to not require buffering requirements and not require berm requirements.

Member Monacelli asked if the store at Ridge Pike and Conshohocken Road was being closed and Mr. Lewis advised that it was.

Member Aprile asked if the existing space was owned or leased and Mr. Lewis stated that it was leased.

Member Hart asked about the entrances. Mr. Lewis advised that there are two different entrances.

Mr. Monacelli made a motion that the Agency recommend approval. Member Trask seconded the motion. Members Monacelli, Trask, Mellor, Aprile and Hart were in favor of the motion. The motion passed 5-0. Members Isett, Ensslin and Branagh were absent.

2928 WALTON ROAD/660 W. GERMANTOWN PIKE

Mr. Rob Lewis presented on behalf of Brandywine Real estate Investment Trust for the IMS Building which is located inside the Plymouth Executive Campus.

A Special Exception is being sought to permit shared parking between properties located at 2928 Walton Road and 660 w. Germantown Pike.

With respect to 2928, a variance is being sought to permit commercial parking as a principal use of property; to permit impervious surface to exceed 25%, to permit green space of less than 75% and to forego required buffering and berming between parking lot and any residential district or use.

With respect to 660 W. Germantown Pike, to permit parking with the Planned office Park district less than 50' from residential zoning district and to forego required buffering and berming between off-street parking and adjacent residential zoning district.

The applicant proposes to construct a one story parking deck above the existing surface parking located north of the existing office building on 660 W. Germantown Pike.

Member Monacelli asked what was located on the other side of Germantown Pike. Mr. Lewis advised that there was a house and Flanigan's Restaurant.

Member Monacelli asked if Fountain Drive will go out to Walton Road and Mr. Lewis stated that it would.

Member Hart asked if the plan was discussed with the neighbor next store and Mr. Lewis advised that it was not.

Mr. Conroy advised that the residents would be protected with buffering and landscaping. The Township Landscape Architect must approve the buffering.

Member Monacelli asked if the parking lot would be lower than Walton Road in elevation and Mr. Lewis advised that it would be level.

Mr. Craig Bryson, Pennoni Associates discussed the one-story parking deck.

Mr. Monacelli made a motion that the Agency recommend approval with the condition that the berming is kept along residential and Walton Road. Member Hart seconded the motion. Members, Monacelli, Trask, Aprile, Mellor and Hart were in favor of the motion. The motion passed 5-0. Members Isett, Ensslin, and Branagh were absent.

REVIEW OF MINUTES FROM (4-3-13)

Chairman Monacelli made a motion that the April 3, 2013 minutes be approved. Member Aprile seconded the motion. The motion passed by a unanimous vote.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted

Mary Beth Jamison
Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
June 5, 2013

To: Karen Weiss, Township Manager
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township Planning Agency concerning
The application for Plymouth Meeting Friends School.

Chairman Monacelli made a motion that the Agency recommend that Township Council approve the application. Member Mellor seconded the motion. Members Monacelli, Mellor, Hart, Aprile, and Trask voted in favor of the motion. Members Isett, ensslin, and Branagh were absent. The motion passed by the vote of 5-0.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
June 5, 2013

To: Karen Weiss, Township Manager
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township Planning Agency concerning the Conditional Use Application for Cold Point Village.

Chairman Monacelli made a motion that the Agency recommend that Township Council approve the application. Member Aprile seconded the motion. Members Monacelli, Aprile, Mellor, Hart, and Trask voted in favor of the motion. Members Isett, Ensslin, and Branagh were absent. The motion passed by the vote of 5-0.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
June 5, 2013

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 516/518 Township Line Road.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application. Member Trask seconded the motion. Members Monacelli, Trask, Mellor, Hart and Aprile voted in favor of the motion. Members Isett, Ensslin, and Branagh were absent. The motion passed by a vote of 5-0.

Very Truly Yours,



Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
June 5, 2013

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 1000 Conshohocken Road.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Hearing Board approve the application. Member Trask seconded the motion. Members Monacelli, Trask, Mellor, Hart, and Aprile voted in favor of the motion. Members Isett, Ensslin, and Branagh were absent. The motion passed by a vote of 5-0.

Very Truly Yours,



Mary Beth Jamison
Planning Agency Secretary

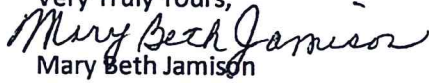
Plymouth Township Planning Agency
June 5, 2013

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 2928 Walton Road/660 W. Germantown Pike.

Chairman Monacelli made a motion that the Agency recommend that the Plymouth Township Zoning Board approve the application. Member Hart seconded the motion. Members Monacelli, Hart, Mellor, Aprile and Trask voted in favor of the motion. Members Isett Ensslin, and Branagh were absent. The motion passed by a vote of 5-0.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary