

July 10, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, July 10, 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
Dee Mellor	Member
Kelly Isett	Member
Greg Ensslin	Member
Jeff Branagh	Member
Dave Conroy	Zoning Officer

Absent: Ron Trask

The Agency heard the following:

HARRIET WETHERILL PARK GRANT APPLICATION

Ms. Franck stated that the Township is interested in applying for the Act 13, Greenways Trails and Recreation Program Funding for the Harriet Wetherill Park and is seeking support and an endorsement from the Planning Agency.

Ms. Franck explained that the Township's main goal is to be an environmentally based park and are looking for plans for storage, education areas for programs, rentals, summer environmental camps, small meetings, etc. and room to grow in the future.

Mr. Monacelli asked about the driveway which was explained by Ms. Franck.

Mr. Aprile asked about the blue areas that are currently there. Ms. Franck explained that the smaller blue area is the Butterfly Garden.

Ms. Franck stated that the main area that is looking for approval is the Homestead Area.

Mr. Monacelli made a motion to endorse the \$250,000 grant application from the Township to widen an entrance driveway at the Harriet Wetherill Park off Butler Pike and add a parking lot. The grant application to the state Department of Community and Economic Development requires a matching \$250,000 amount from the Township for the construction project. Member Mellor seconded the motion and members Aprile, Hart, Isett, Ensslin and Branagh were in favor. Member Trask was absent.

LD 13-3; PECO TRAINING CENTER

The Planning Agency reviewed preliminary plans for a new PECO Training Center building at the existing lineman's training facility off Gallagher Road.

Engineer Thomas Hanna, representing PECO, said the two-story, 10,000 square foot building would provide classroom space for the training facility.

Member Monacelli asked if the temporary building would be taken down. Mr. Hanna stated that it will be demolished. The plan is to demolish several modular trailers and a storage building. There will be one permanent building to replace those spaces.

Mr. Manai is expected to have a letter of review for the Planning Agency next month.

The Planning Agency did not take action on the plan this evening.

LD13-2; TRUMARK FINANCIAL

John McDonald, KSM Architects, and John Tressler were present on behalf of Trumark Financial.

The property is located at the corner of Ridge and Butler Pikes at the Plymouth Square Shopping Center. The plans of Trumark Financial Credit Union include building a new, 2,317 square-foot, one-story building to replace a former Wachovia Bank branch office.

Mr. McDonald stated that the original plan for the building was to fit out the interior and put the Trumark brand on the outside. The intention now is to use the exact footprint of the original building and build a new structure. A new 212-square-foot vestibule for an ATM machine will be added.

Mr. Tressler stated that the sub-surface detention basis was designed to capture rainwater and let it drain back into the ground.

Member Monacelli asked if the water retention basis is taking up parking in the shopping center and Mr. Tressler stated that it is not.

Chairman Monacelli asked if it would be advantageous to cut off the entrance to the Sunoco Station and Mr. Tressler stated that it was not and it was better to keep the access going in both directions.

Ms. Mellor stated that she welcomes Trumark Financial to Plymouth Township.

Mr. Conroy stated that since this is a new structure that the building must be sprinklered.

Member Aprile asked if this was a regional office or a branch office and Mr. Tressler stated that it was a branch office.

Chairman Monacelli made a motion to approve the waivers with the condition that the traffic circulation be reviewed. The motion was seconded by Ms. Mellor. The motion passed by a vote of 7-0 with Mr. Monacelli, Ms. Mellor, Mr. Aprile, Mr. Hart, Mr. Isett, Mr. Ensslin and Mr. Branagh in favor. Member Trask was absent.

The minutes from the June 5, 2013 were approved unanimously with one change noted. Member Mellor stated that there was one typographical error with the spelling of her name in the body of the minutes. It says Mellon instead of Mellor. This will be corrected.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
July 10, 2013

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

Subject: The recommendation of the Plymouth Township Planning Agency concerning
Harriet Wetherill Park Grant Application.

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Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
July 10, 2013

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

Subject: The recommendation of the Plymouth Township Planning Agency concerning the application for Trumark Financial .

Chairman Monacelli made a motion to approve the waivers with the condition that the traffic circulation be reviewed. The motion was seconded by Ms. Mellor and passed by a vote of 7-0 with members Aprile, Hart, Isett, Ensslin and Branagh in favor. Member Trask was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary