

September 4, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, September 4, 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
Ron Trask	Member

Absent:	Jeff Branagh
	Greg Ensslin

Dave Conroy	Zoning Officer
Lonnie Manai	Township Engineer

The Agency heard the following:

Battaglia Auto Sales, Inc.

Chairman Monacelli stated that Battaglia Auto Sales, Inc. is requesting a Special Exception from the Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000.K.1 and Variances from Article X, Sections 1002.F and 1000.G, Article XVI, Sections 1601.C.1 and 1603.B, Article XVII, Sections 1700, 1700.c.7, 1700.C.8, and 1707, and article XVIII, Section 1800.E.

The Special Exception requested is as follows: To permit a used car dealership.

The Variances requested are as follows: To permit 80% impervious coverage where a maximum of 65% is permitted; to permit 20% green space where a minimum of 35% is permitted; to permit 180 square feet of signage where a maximum of 130 square feet is permitted; to permit signage within 15 feet of a curbline; to permit a parking aisle less than the required 26 feet; to permit 48 parking spaces where a minimum of 52 parking spaces are required; from the requirement to provide berming between parking and a public street; to increase the area of a nonconforming building by more than 25%. The property is located at 1440 East Ridge Pike in a "Commercial" Zoning District.

Leo Bagley gave a brief overview pertaining to the Lafayette Street Corridor Project. Battaglia Auto Sales, Inc. is in the process of moving the business from Conshohocken Road to Ridge Pike by next Summer.

Thom Ludgate, Ludgate Engineering stated the there are two buildings on the lot which will be demolished for the car dealership. There will be 48 parking spaces in order to provide customer parking and for inventory.

Chairman Monacelli asked how close the new building will be to Isabella Street. Mr. Ludgate stated that it would be approximately ten feet.

There will be one pylon and one regular sign located on the site. It will be 320 square feet.

Chairman Monacelli asked if there would be new sidewalks and Mr. Ludgate said there would be.

Chairman Monacelli asked how many employees would be present at one time. Mr. Ludgate advised that there would be a total of eight employees with six being present at once. There will be one mechanic on site.

Mr. Trask asked how many cars would be for sale at one time and Mr. Ludgate stated 40.

Mr. Aprile asked about the size of the signs located at Armen Cadillac Dealership as compared to the signs being requested and Mr. Ludgate advised that Armen's signs are much bigger.

There will be an access to the lot which will be built as part of the County improvements.

Mr. Ludgate mentioned that Diamond Alley will provide off-street parking and will be the new Conshohocken Road. Conshohocken Road will be partially abandoned.

Ms. Mellor thanked the developer for putting in new sidewalks.

Mr. Conroy mentioned that on the application, the developer assumed that Armen Cadillac is located in a "C" Residential District, however it is located in "Limited Industrial" therefore no relief is needed for the planting strip and no buffering is needed along Ridge Pike.

Chairman Monacelli asked if the existing building located on Conshohocken Road will be demolished and Mr. Ludgate stated that it would.

Chairman Monacelli made a motion that the sub-division application be approved with the following two conditions: 1) Article XVI, Section 1603.B not be approved and 2) Only the Western 7 parking spaces can have aisle width less than 26'. The motion was seconded by Mr. Aprile and was approved 6-0 with Mr. Monacelli, Mr. Aprile, Mr. Hart, Ms. Mellor, Ms. Isett and Mr. Trask in favor. Members Ensslin and Branagh were absent.

1406 Colwell Lane

Victor DePallo, was present representing the applicant. The proposal is to take one lot and sub-divide it into three lots. Two lots will front on Colwell Lane and lot three will be located to the rear of the property.

The project is a by-right plan and meets all requirements of zoning including setbacks, impervious coverage, etc.

Mr. DePalo addressed the aspect of stormwater management per Woodrow & Associates recommendations.

Ample access for fire equipment is provided per the Township Fire Marshall.

Two large trees located on the site will be preserved.

The applicant was requesting a waiver of curbs and sidewalks; however they are now being incorporated in the final design of the project.

All comments have been addressed that were received in review letters from staff.

The applicant is asking that the Planning Agency grant approval of the sub-division.

Chairman Monacelli asked if all requirements were met in Woodrow & Associates's review letter. Mr. DePalo stated that they were.

Mr. Manai expanded on the stormwater issues.

Ms. Isett thanked the developer for installing curbs and sidewalks and for his efforts in discussion with the Fire Marshall for emergency access.

Mr. Conroy advised that revised plans were submitted last week. New review letters will be sent out shortly.

Mr. Manai stated that the developer has created a lot of interest by Council for the implementation of a flag lot ordinance in the Township.

Chairman Monacelli made a motion to approve the Sub-division and was seconded by Mr. Hart. A roll call vote was taken and the motion passed 6-0 with Mr. Monacelli, Mr. Hart, Mr. Aprile, Ms. Mellor, Ms. Isett, and Mr. Trask in favor. Mr. Ensslin and Mr. Branagh were absent.

516/518 Township Line Road

Mr. Conroy stated that this is an application for a Sub-division in order to create two lots.

The property is located in a "Campus Industrial Zoning District"

Chairman Monacelli made a motion to approve the Sub-division and was seconded by Ms. Isett. A roll call vote was taken and the motion passed 6-0 with Mr. Monacelli, Mr. Hart, Ms. Isett, Mr. Aprile, Ms. Mellor and Mr. Trask in favor. Mr. Branagh and Mr. Ensslin were absent.

Minutes from July 10, 2013 were unanimously approved.

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

Respectfully Submitted

Mary Beth Jamison
Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
September 4, 2013

To: Zoning Hearing Board
David Conroy, Zoning Officer

Subject: The recommendation of the Plymouth Township Planning Agency concerning the application for Battaglia Auto Sales.

Chariman Monacelli made a motion to approve the Special Exception and Variances with the following exceptions. Article XVI, Section 1603B was not approved and only the Western 7 parking spaces can have an aisle width less than 26'. The motion was seconded by Mr. Aprile and passed by a vote of 6-0 with members Monacelli, Aprile, Hart, Mellor, Isett and Trask in favor. Members Branagh and Ensslin were absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
September 4, 2013

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

Subject: The recommendation of the Plymouth Township Planning Agency concerning the Sub-division application for 1406 Colwell Lane.

Chairman Monacelli made a motion to approve the Sub-division request and was seconded by Mr. Hart and passed by a vote of 6-0 with members Monacelli, Hart, Aprile, Mellor, Isett, and Trask in favor. Members Branagh and Ensslin were absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
September 4, 2013

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

Subject: The recommendation of the Plymouth Township Planning Agency concerning the
Sub-division application for 516/518 Township Line Road

Mr. Monacelli made a motion to approve the Sub-division request and was seconded by Ms. Isett. The motion passed 6-0 with Mr. Monacelli, Ms. Isett, Mr. Hart, Mr. Aprile, Ms. Mellor and Mr. Trask in favor. Members Branagh and Ensslin were absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary