

October 2, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 2, 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

Absent:	Jeff Branagh
	Greg Ensslin
	Ron Trask

Lonnie Manai	Township Engineer
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The Agency heard the following:

**Derry Development Inc. – Zoning**

Derry Development Inc. is requesting a variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1404.F. The variance requested is as follows: To permit 98% impervious coverage where a maximum of 75% is permitted. The property is located at 1013 Conshohocken Road in "Limited Industrial" Zoning District.

Jim McStravick was present on behalf of the developer and Larry Stewart was present representing Montgomery Chemical.

Mr. McStravick stated that an additional water supply is needed for the site for a sprinkler system which will include the installation of a lined basin.

Chairman Monacelli asked why the additional water was necessary. Mr. McStravick stated that the Township believes that additional water is needed for the park and other buildings located in that area. There is an existing basin there currently; this will be a second basin.

A question was asked as to what type of chemicals are stored at the plant which was explained by Mr. Stewart.

Chairman Monacelli asked how the basin would be kept full in the event of a drought and Mr. McStravick explained that it would be kept full by street water.

Chairman Monacelli made a motion to approve the variance requested and was seconded by Vice-Chairman Hart. A roll call vote was taken and the motion passed 5-0 with Chairman Monacelli, Mr. Hart, Ms. Isett, Mr. Aprile, and Ms. Mellor in favor. Members Branagh, Ensslin and Trask were absent.

### **Douglas Seiler – Zoning**

Douglas Seiler is requesting variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XII, Section 1300.A and Article XVII, Section 1700. The variances requested are as follows: To permit a fitness training facility as a retail use in Industrial Park District and to permit 144 parking spaces where 207 parking spaces are required. The property is located at 1850 N. Gravers Road, Suite 500, in an "Industrial Park" Zoning District.

Doug Seiler presented an additional exhibit.

The property borders the Turnpike and is opposite the Metroplex. There are four tenants occupying the building.

The facility will be open from 5:30 a.m. until 7:30 a.m. in the morning and then again from 5:30 p.m. until 9:00 p.m.

Currently the facility is not an allowed use and the applicant is seeking permission that it be considered for retail use.

The applicant is seeking a 30% reduction in parking.

Chairman Monacelli asked how many employees would be present at the facility at any given time. Mr. Seiler stated that there would be three or four at the most.

Mr. Manai asked if there would be designated parking and Mr. Seiler stated that there would.

Ms. Isett asked if it was a membership facility. Mr. Seiler advised that he was not sure but believed that it would be treated as classes with a cut-off after a certain number of registrants.

Vice-Chairman Hart asked if there would ever be a time when the facility would be filled to capacity and Mr. Seiler stated that it would not. There would be approximately two to three classes each in the morning and the evening.

Vice-Chairman Hart asked if the access road coming into the facility would have No Parking Signs. Mr. Seiler advised that he did not believe there would be signs but that he did not foresee this as being a problem.

Vice-Chairman Hart asked if a limitation on the number of classes that would be held could be a consideration by the owner and Mr. Seiler stated that it could.

Vice-Chairman Hart made a motion to approve the variances requested as long as the individual instructing the class gets back to the Planning Agency regarding the class size stipulation and based on research of the owner/applicant a limit would be placed on the class size. The motion was seconded by

Chairman Monacelli and passed 4-1 with Mr. Hart, Mr. Monacelli, Ms. Isett, and Ms. Mellor in favor. Mr. Aprile was opposed and members Trask, Branagh and Ensslin were absent.

### **LD 13-3; PECO Training Facility**

Member Monacelli recused himself regarding this Land Development Application and it was handled by Vice-Chairman Hart.

Tom Hanna was present this evening on behalf of the owner/developer. Mr. Hanna stated that the owner/developer has gone through the land development application process and all issues have been addressed as outlined by the Township and its consultants in their review letters. The developer has requested waivers on landscaping issues as outlined in the review letter by McCloskey and Faber, dated September 9, 2013 with no objections noted.

The six landscaping issues are outlined as follows.

1. All street trees will be installed along Gallagher Road.
2. Substitution of flowering trees in lieu of shade trees.
3. The detention basin will be planted with a meadow mix.
4. Permit substitution of 100% of shade trees as shrubs.
5. Permit shrubs in lieu of shade trees.
6. Buffering along entire property frontage.

There is also a request for a sidewalk waiver. Ms. Mellor stated that there is no room for a sidewalk at the site.

Vice-Chairman Hart asked a question regarding a fence which was answered by Mr. Hanna.

Vice-Chairman Hart asked if there is going to be a painted crosswalk and Mr. Hanna stated that there is.

Mr. Manai stated that there are two different requests being made by the developer. One is the landscaping waiver request letter and the second is the overall waiver request. One letter with the entire waiver request should be completed and given to Council.

Vice-Chairman Hart made a motion that the Planning Agency recommend to Council that the six landscaping issues from McCloskey & Faber dated September 9, 2013 and Hunt Engineer's letter dated August 23, 2013 be approved and that Council makes a decision on the screen buffer. The motion was seconded by Ms. Mellor; and passed by a vote of 4-0 with Mr. Hart, Ms. Mellor, Ms. Isett, and Mr. Aprile in favor. Mr. Monacelli abstained and members Trask, Branagh, and Ensslin were absent.

Chairman Monacelli made a motion to approve the minutes from September 4, 2013 with the following correction noted. With regard to Battaglia Auto Sales, Inc. the Board stated that they wanted the pylon signs moved back fifteen feet from the curblineline. The motion was seconded by Mr. Hart and passed unanimously.

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

Respectfully Submitted

*Mary Beth Jamison*

Mary Beth Jamison  
Recording Secretary



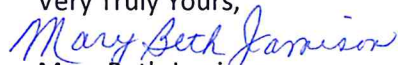
Plymouth Township Planning Agency  
October 2, 2013

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

Subject: The recommendation of the Plymouth Township Planning Agency concerning the  
Douglas Seiler – Zoning.

Mr. Hart made a motion to approve the variances requested and was seconded by Mr. Monacelli. A roll call vote was taken and the motion passed 4-1 with Mr. Monacelli, Ms. Isett, Mr. Hart, and Ms. Mellor in favor. Mr. Aprile was opposed. Members Ensslin, Mr. Trask and Branagh were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

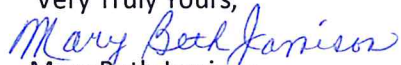
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Subject: The recommendation of the Plymouth Township Planning Agency concerning the  
Derry Development Inc. – Zoning.

Mr. Monacelli made a motion to approve the variance requested and was seconded by Mr. Hart. A roll call vote was taken and the motion passed 5-0 with Chairman Monacelli , Ms. Isett, Mr. Aprile, Ms. Mellor and Mr. Hart in favor. Mr. Branagh, Mr. Trask and Mr. Ensslin were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary