

## Planning Agency Meeting

November 6, 2013

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, November 6, 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
Greg Ensslin	Member

Absent:	Jeff Branagh
	Ron Trask

Absent:	Lonnie Manai – Township Engineer
---------	----------------------------------

The Agency heard the following:

### **GPX Properties**

Chairman Monacelli stated that this application pertains to an application for a Special Exception to permit an educational/training facility use. The property is located at 521-531 Plymouth Road in an "Office Laboratory" Zoning District.

Rob Lewis, Kaplin, Stewart was present representing GPX, Plymouth Office Properties, Plymouth Woods.

The site is comprised of five, 37,000 square foot, identical buildings which are 80% occupied.

Great Clips is relocating its Fort Washington location to Plymouth Woods for its training center. The training center will be used for training for stylists for two weeks out of each month. The facility will be used for twenty- week long sessions per year during the week from 8:00 a.m. until 4:00 p.m.

A once a month a meeting will be held with local franchises which would consist of approximately 20-25 people with one instructor per class.

As a use, the site is very minimal.

36 total seats are being proposed with a total of 9 parking spaces. There is however more than adequate parking available on the site.

Mr. April asked if there were other tenants in the building. Mr. Lewis stated that there are approximately eight or nine tenants on site.

Mr. Hart asked if there were restrooms available and Mr. Lewis stated that there were.

Chairman Monacelli made a motion to approve the request for GPX Plymouth Office Properties, L.P., and was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 6-0 with Mr. Monacelli, Ms. Inset, Mr. April, Mr. Hart, Mr. Ensslin and Ms. Mellor in favor. Mr. Branagh and Mr. Trask were absent.

#### **Text Amendment**

Chairman Monacelli stated that this item pertains to the Township Zoning Ordinance and a proposed text amendment pertaining to fences and walls in residential districts and special regulations for flag lots.

Mr. Conroy explained that any lot that has been previously built on in the Township is grandfathered in. If a lot is sub-divided now and made a flag lot, then the new regulations would be in effect.

No fences will be permitted in front yards.

Mr. Monacelli made a motion to approve the proposed text amendments, Sections 200, 1909.E, and 1919 and was seconded by Ms. Isett. A roll call vote was taken and the motion passed 6-0 with Chairman Monacelli, Ms. Isett, Mr. Aprile, Ms. Mellor, Mr. Hart, and Mr. Ensslin in favor. Mr. Branagh and Mr. Trask were absent.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted



Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency  
November 6, 2013

To: Karen Weiss  
David Conroy

Mr. Monacelli made a motion to approve the GPX Plymouth Office Properties, L.P., application to permit an educational/training facility use at the property located at 521-531 Plymouth Road in an "Office Laboratory" Zoning District.

The motion was seconded by Ms. Mellor; a roll call vote was taken and the motion passed 6-0 with Mr. Monacelli, Ms. Isett, Mr. Aprile, Mr. Hart, Mr. Ensslin, and Ms. Mellor in favor. Mr. Branagh and Mr. Trask were absent.


Very Truly Yours,  
  
Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
November 6, 2013

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

Subject: The recommendation of the Plymouth Township Planning Agency concerning the  
Following Text Amendments: Sections 200, 1909.E, and 1919.

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

Very Truly Yours,  
  
Mary Beth Jamison  
Planning Agency Secretary