

December 3, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, December 3, 2014.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Clem Monacelli	Chairman
Dominic Aprile	Member
Jeffrey Branagh	Member
Gregory Ensslin	Member
Dee Mellor	Vice-Chairman
Joe Prestia	Member
David Raimondo	Member
Ed Costello	Absent
Dave Conroy	Zoning Officer
Lonnie Manai	Township Engineer

The Agency heard the following:

Michael C. Cochran, S.D. 14-2

Chairman Monacelli stated that this is an application for a request for a lot line adjustment for 12 Locust Lane.

John Bedrosian and Landon Woodward were present representing Mr. Cochran. In addition, Mr. and Mrs. Brett were present who are neighbors of Mr. Cochran.

Mr. Cochran is seeking to acquire a portion of the property located at 1816 Johnson Road; the Brett property to square off his lot. It is approximately 60' x 145' and is the rear portion of the property. It is located in a "A Residential" Zoning District.

Mr. Cochran has not received any comments regarding this request from either the Township Zoning Officer or the Montgomery County Planning Commission.

There is no new construction planned.

The request for waivers were outlined. These need to be requested formally.

Chairman Monacelli made a motion to approve the request and was seconded by Ms. Mellor. The motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Costello was absent.

Carmenico Funeral Home, Inc.

Chairman Monacelli stated that this is an application for variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article V, Sections 500, 502 (d), 502 (F) , and 502 (G). The variances requested are as follows: To permit a funeral home; to permit a rear yard setback of 6.2 feet, where a minimum of 30 feet is permitted; to permit 60% impervious coverage, where a maximum of 25% is permitted; to permit 40% green space, where a minimum of 75% is permitted.

The properties are located at 3023 and 3025 Walton Road in the "A Residential" and "Campus Industrial" Zoning Districts.

Ed Hughes, Esquire was present representing the applicant as well as Engineer, Joe Estock.

The properties are surrounded by the "Campus Industrial" Zoning District.

Mr. Estock provided aerial photographs of the property.

The proposal is to combine two garages and connect them to construct a funeral home.

There will be a driveway entrance off of Apollo Road into the parking lot.

The present use of the properties is residential, however there are mixed uses of the property. The property is approximately 1.5 acres.

Fifty two parking spaces are being proposed.

There is an existing garage structure on 3023 Walton Road. The above apartment will be occupied by Mr. Carmenico. The existing house at 3023 will remain with two units for a total of three dwelling units. There will be a crematory as well.

Zoning relief is needed for a use variance.

Mr. Monacelli asked if there were plans for water run-off. Mr. Estock explained that there will be a retaining wall.

If the property is rezoned "Campus Industrial", the use will not allow for a funeral home. It will however allow 75% impervious coverage. The only zoning district that allows for a funeral home is Commercial.

Mr. Carmenico will be seeking relief for berming and buffering.

This would be a two hundred seat funeral home.

Mr. Carmenico stated that if there is a large funeral that there will be plans to use Apollo Road as opposed to Walton Road. In addition, with permission, Mr. Carmenico is hoping to use the adjacent parking lot for overflow when it is closed for business.

The adjacent neighbors are not opposed to the proposed plan.

Mr. Monacelli believes that the Board is concerned with the amount of impervious coverage in a residential area. He believes that the best course of action would be to first change the zoning on the property.

Mr. Monacelli stated that he is concerned about water run-off. This however is an engineering issue and not a zoning issue.

Mr. Ensslin recommended that Mr. Carmenico maintain the trees that are on the site. Mr. Carmenico will be removing some of the trees and plans to replace them with evergreens. This however needs to be in accordance with the Township ordinance regarding landscaping.

Mr. Aprile asked why Mr. Carmenico was keeping the existing garages. Mr. Estock explained that it was recommended to them that they be kept.

Ms. Mellor asked a question regarding the ingress and egress for the property which was explained by Mr. Estock.

Mr. Conroy asked a question regarding the three dwelling units which was explained by Mr. Estock.

Mr. Conroy advised that all impervious surfaces need to be at least four feet off the property line.

Mr. Prestia stated that there are approximately a hundred acres in that area that are zoned "A Residential" and they have been put there to keep the area's integrity. He advised that spot zoning one particular area is not recommended.

Mr. Prestia made a motion to approve the request for variances and was seconded by Mr. Raimondo. The motion passed 5-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Prestia and Mr. Raimondo in favor. Mr. Costello was absent and Mr. Branagh and Mr. Monacelli abstained.

The minutes from the November meeting were unanimously approved.

This is the last meeting for Vice-Chairman Mellor. Ms. Mellor stated that it has been an honor and a privilege to serve on the Board.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
December 3, 2014

To: Plymouth Township Council

Subject: Michael C. Cochran, SD 14-2

Mr. Monacelli made a motion to approve the request for a lot line change at 12 Locust Lane. The motion was seconded by Ms. Mellor and passed 7-0 with Ms. Aprile, Mr. Branagh, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Costello was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

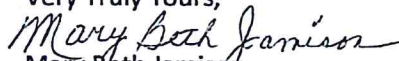
Plymouth Township Planning Agency
December 3, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Carmenico Funeral Home

Mr. Prestia made a motion to approve the request for variances to permit a funeral home; to permit a rear yard setback of 6.2 feet, where a minimum of 30 feet is permitted; to permit 60% impervious coverage, where a maximum of 25% is permitted; to permit 40% green space, where a minimum of 75% is permitted. The motion was seconded by Mr. Raimondo; and passed 5-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Prestia and Mr. Raimondo in favor. Mr. Costello was absent and Mr. Branagh and Mr. Monacelli abstained.

Very Truly Yours,


Mary Beth Jamison

Planning Agency Secretary