

Planning Agency Meeting

September 3, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, September 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
Greg Ensslin	Member
Dee Mellor	Member
Joe Prestia	Member
David Raimondo	Member
Dave Conroy	Zoning Officer
Absent:	Jeff Branagh
	Ed Costello
	Lonnie Manai

Conshohocken Ford

Chairman Monacelli stated that this item pertains to an application for a Variance from Plymouth Township Zoning Ordinance No. 342, Section 1000 as amended. The variance requested is as follows: To permit storage of new and used vehicles.

Ross Choate, Chief Operating Officer for John Kennedy Dealership was present on behalf of Conshohocken Ford. The dealership is currently owned by Jay Gress, Inc. Gate access has been obtained from Mr. Gress to enter the gas pumps. The property will be used to store vehicles and will have gate access. It will be striped, paved and fenced.

The business was recently sold to Shipley who are operating the gas pumps now. Shipley does not have use for the rest of the lot to the south of the gas pumps. Conshohocken Ford wishes to lease them from Mr. Gress.

There is a 36 foot wide strip that will be used for unloading new car carriers. They will enter by Industrial Way and it will be fenced.

Mr. Prestia asked if there would be enough room for a car carrier to back out of the facility without exiting onto Industrial Way and Ridge Pike. Mr. Choate advised that the carrier could use the pump area. Trucks will not be inhibited.

Mr. Prestia asked if there was an agreement about the pumps. Mr. Choate stated that there is an agreement with Mr. Gress.

Mr. Raimondo asked how the site is currently paved. Mr. Choate stated that it is partially blacktopped and partially gravel. Currently it is a parking area with asphalt that is broken up. There are plans to repave.

Mr. Conroy stated that the area is currently all considered to be impervious.

Mr. Conroy advised that the Township may require an improvement construction permit.

Mr. Ensslin asked about stormwater drainage and this was explained by Mr. Conroy. Mr. Conroy recommended that the Township Engineer review the plan.

Mr. Prestia asked that the Township Fire Marshal review the plan for the site. Dave Conroy stated that this will be done when the applicant applies for the improvement construction permit.

Chairman Monacelli made a motion to approve the request for a variance to permit storage of new and used vehicles at 1403 Ridge Pike. The motion was seconded by Mr. Aprile. The motion passed 6-0 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia, and Mr. Raimondo in favor. Mr. Branagh and Mr. Costello were absent.

Drivetime

Chairman Monacelli stated that this item pertains to an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, Article X, Section 100.K.1 and a variance from Article X, Section 1002.F and 1002.G as amended. The Special Exception requested is as follows: To permit a used car dealership. The Variances requested are as follows: To permit 69% impervious coverage where a maximum of 65% is permitted; to permit 31% green space where a minimum of 35% is permitted. The property is located at 1403-1425 East Ridge Pike in a "Commercial" Zoning District.

Matt Chartrand, P.E., Bohler Engineering was present this evening and presented an aerial plan for the site. The property was previously used as storage for a landscape facility. It is currently vacant.

The plan is to incorporate a used auto dealership. Drivetime is the 7th largest used auto dealership with 120 locations throughout the United States. There will be no servicing of vehicles on the site. There will be separate reconditioning facilities elsewhere.

The plan is to include 103 parking spaces which will be for the vehicles for purchase and employee and customer parking. The site is located on 1 ½ acres.

The property currently contains two driveway entrances. One will be closed.

Drivetime has made a presentation to Council and they had concerns about the road widening.

Chairman Monacelli asked if there was a flood plain on site and Mr. Chartrand stated that there was not.

Mr. Monacelli asked if it was going to be one story and Mr. Chartrand advised that it was. The site is proposing a building of 5,285 square feet overall.

Mr. Prestia stated he is concerned about the amount of impervious coverage. Increasing the amount of coverage could impact the amount of flow going to Diamond Run which in turn causes flooding on Conshohocken Road. This is already a problem.

Mr. Chartrand advised that the applicant will comply with underground stormwater management regulations.

Mr. Raimondo asked if the gas station that is located on the left is staying. Mr. Chartrand stated That it was.

Mr. Ensslin asked if Geo Pavers would be used. Mr. Chartrand advised that the applicant is requesting asphalt paving.

Mr. Conroy stated that striped islands were being implemented. He asked if any consideration is being given to making landscape islands. Mr. Chartrand stated that it was being considered.

Mr. Conroy advised that only 65 square feet of signage is allowed in the Commercial District. This would be a combination of everything; therefore zoning relief may be needed.

Chairman Monacelli asked how many parking spaces would be lost if the impervious coverage were maintained at 65%. Mr. Chartrand stated that it would be significant. Nine or ten parking spaces would be lost. The applicant would not be able to support the site and therefore would not move forward with the application.


Chairman Monacelli mentioned the entrance and exit access and his concern with possibly needing two driveways. Mr. Conroy stated this this would have to be reviewed by the Township Fire Marshall and the Township Engineer for land development approval.

Mr. Conroy stated that he amended the application for Drivetime for advertising purposes. The section pertaining to green space was added.

Chairman Monacelli made a motion to approve the request for a special exception and variances for Drivetime. The motion was seconded by Mr. Aprile and passed 5-1 with Mr. Aprile, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, and Mr. Raimondo in favor. Mr. Prestia was against and Mr. Branagh and Mr. Costello were absent.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary