

October 1, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 1, 2014.

The meeting was called to order at 7:05 p.m.

The Pledge of Allegiance was recited.

The following were present:

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

The Agency heard the following:

Rondeau Brothers, LLC -

Chairman Monacelli stated that this is an amended application for variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article V, Sections 500, 502.F, & 502.G; Article XVI, Section 1600.B. The variances requested are as follows: To permit an office use; to permit 28.48% impervious coverage, where a maximum of 25% is permitted; to permit 71.52% green space, where a minimum of 75% is permitted; to permit 34.12 square feet of signage, where a maximum of 125 square inches is permitted. The property is located at 676 W. Germantown Pike in "A" Residential Zoning District.

Neil Stein was present on behalf of the applicant.

Mr. Stein explained that that the site is a former residence and is not currently occupied. The applicant would like to convert it to office use while retaining the residential character. It will require use variances. There are currently ten parking spaces and an additional ten will be added.

There is also a drainage issue.

A low volume driveway has been specified by the Department of Transportation.

Signage will be needed. There will be an identification sign which will be 17 square feet on each side.

No changes are planned to the exterior of the building. Interior changes will be made in order to comply with the Americans with Disability Act.

Mr. Monacelli asked how many offices there would be. Mr. Stein stated that he was unsure and that it would depend on the number of tenants. Sixteen parking spaces are required based on the square footage.

Mr. Prestia was concerned about the impervious coverage.

Mr. Costello asked if it was an electronic sign. Mr. Stein advised that it would be illuminated.

Mr. Branagh asked Mr. Conroy to advise Mr. Stein of the appropriate height of the sign. Mr. Stein stated that it would be 3 ¼ feet from the ground. The sign will be at least 15' from Germantown Pike to avoid any site issues. Mr. Conroy advised that the sign must be 15' from the Germantown Pike curbline.

Mr. Aprile asked if the buffering that abuts the property to the west would remain in place and Mr. Stein advised that it would.

Ms. Mellor asked if there would be enough parking for the tenants and Mr. Stein stated that there would.

A resident asked where the site was located and was advised that it was across from Red Rowen Lane.

The applicant will need a variance for the impervious coverage. Drainage will still be an issue and will need an improvement construction permit.

There will be no left turn exiting the site.

Chairman Monacelli made a motion to approve the variances as requested with the condition that sixteen parking spaces be approved as opposed to the twenty requested. The motion was seconded by Mr. Branagh, a roll call vote was taken and the motion passed 7-1 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Prestia was opposed.

Conicelli Honda

Thom Ludgate was present on behalf of the applicant.

The plan includes a service lot and new service center. Additional striping and signage will be necessary.

There is a back service building that sits 10 feet below the new car building which will be demolished.

The plan shows a building much like the new Toyota service building on Alan Wood Road. There will be a pull in service garage. The entire lot will be rehabbed including the parking lot.

Mr. Ludgate highlighted the review letters that have been received from Woodrow & Associates which include numerous waiver requests, including landscaping.

There will be more parking spaces than what is required between the islands.

Mr. Monacelli stated that he would like to see any trees that are not planted donated to the Parks and Recreation Department.

Mr. Monacelli asked about the water run-off in the back. Mr. Ludgate stated that this will go through the Septa site to the stream. There will be a large stormwater control system after construction.

Mr. Manai stated that engineering issues have been resolved.

Mr. Prestia mentioned that he had no problem with the plans. He did however asked about using the traffic signal on Ridge Pike near the Regal Cinema. Mr. Ludgate stated that this will be tied into future improvement of the intersection.

Mr. Branagh had questions on lighting, traffic, landscaping and fire marshal office issues. These were not submitted fully and complete.

Mr. Aprile asked if the county right-of-way for widening and sidewalks is correct on the plan. Mr. Ludgate advised that this could change.

Ms. Mellor commended Mr. Monacelli for his recommendation for the use of the trees in the Parks Department. She was in agreement to the plan as long as the applicant was staying with what was agreed to in the review letters.

Chairman Monacelli made a motion to approve the request pertaining to the proposed auto service and storage building located at 1100 Ridge Pike. The motion was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor.

Chemical Road Storage Partners

Marty Eustace, Eustace Engineering was present on behalf of the applicant.

The site is located at the bottom of the Northbound Blue Route exit ramp. On the South is Butler Pike. It consists of 7.84 acres with easements attached.

The building is four stories high.

Mr. Eustace mentioned the review letters that have been received and that the applicant will comply with most items with the exception of landscaping items. These included the replacement trees which will be donated to the Township in lieu of planting and twenty-one shade trees will be substituted with evergreens.

Mr. Monacelli asked a question about fencing. Mr. Eustace advised that a 6' fence would be installed around the building and driveway which will be secured at all times.

Mr. Prestia mentioned that with the Texas easement on the property there may be a limits on what can be planted. Mr. Eustace explained that there will be plantings on the other sides of the property that will provide a buffer. Mr. Prestia suggested that the applicant speak to the residents that about the property to see if they would grant permission for trees.

Mr. Branagh asked what exactly was being requested with respect to the waivers. This was explained by Mr. Eustace.

Mr. Raimondo asked about the left turn out of the driveway. Mr. Eustace advised that there would be no left turn exiting the driveway.

Mr. Conroy stated that two residents abut the property. One is 226 Kings Road and the other is 145 Shasta Road. The remaining is bounded by the school.

The site is located in a Limited Industrial Zoning District. The height of the building is allowed according to the Township ordinance.

A question was asked as to whether the increased grading would pose a safety issue and Mr. Eustace stated that it would not.

Mr. Aprile asked a question on the multi-story storage facility. There will be elevators on each loading dock.

There will be a manager on site from 9:00 a.m. until 6:00 p.m. Monday through Friday. There will be no twenty-four hour access.

Mr. Monacelli mentioned the September 30th letter from the County. It suggests that extra steps be taken to strengthen the buffer.

Mr. Conroy asked if the applicant was requesting a waiver request pertaining to the size of the plans. Mr. Eustace stated that no waiver was being requested.

Mr. Monacelli stated that he is in receipt of a letter stating that Woodhill Townhomes are against the plan.

Tish Deturo , 1905 Little Avenue asked how many units are being proposed. 780 are being proposed with nineteen parking spaces.

Ms. Deturo asked about the trees being planted under the power lines. Mr. Eustace stated that PECO has control over this.

Ms. Deturo also asked if she would be able to see the building from Little Avenue. Mr. Eustace advised that she would not.

Rick Schickling, Boulder Road asked a question about the height of the building which was explained.

Mr. Schickling asked if the loading dock would be located on the school or residential side of the building. This was explained by Mr. Eustace.

Mr. Schickling asked that no windows be located on the school side of the building. There will be no windows. He asked that no exterior signs be located on the residential side of the building. Mr. Eustace advised that there are no signs.

David Grunfeld, Shasta Road expressed a concern about trucks leaving dirt on Shasta Road. Mr. Eustace stated that it would not be a problem.

Christina Scanlon, 226 Kinds Road asked a question about the emergency access easement which was explained. She also asked if she would still be able to walk to the school. Mr. Eustace advised that she would. She also asked a question pertaining to the rain garden which was explained.

There were no further comments from the audience.

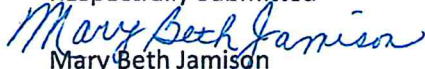
Chairman Monacelli made a motion to approve the request pertaining to Chemical Road Storage Partners with condition that the applicant work with Township Council on alternatives for the landscaping buffer. The motion was seconded by Mr. Prestia, a roll call vote was taken and the motion passed 6-2 with Mr. Branagh, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Aprile and Mr. Costello were opposed.

Text Amendment

Ms. Mellor made a motion to approve the text amendment pertaining to wireless communications facilities and was seconded by Chairman Monacelli. A roll call vote was taken and the motion passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor.

The meeting was adjourned at 9:10 p.m.

Respectfully Submitted



Mary Beth Jamison
Recording Secretary

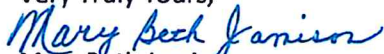
Plymouth Township Planning Agency
October 1, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Rondeau Brothers, LLC

Chairman Monacelli made a motion to approve the variances requested with the condition that sixteen parking spaces be implemented as opposed to the twenty requested. The property is located at 676 W. Germantown Pike. The motion was seconded by Mr. Branagh, a roll call vote was taken and the motion passed 7-1 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli and Mr. Raimondo in favor. Mr. Prestia was opposed.

Very Truly Yours,


Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
October 1, 2014

To: Plymouth Township Council

Subject: Conicelli Honda

Chairman Monacelli made a motion to approve the request pertaining to the proposed auto service and storage building located at 1100 Ridge Pike. The motion was seconded by Ms. Mellor. A roll call vote was taken and the motion passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor.

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October 1, 2014

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Very Truly Yours,

Mary Beth Jamison
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Plymouth Township Planning Agency
October 1, 2014

To: Plymouth Township Council

Subject: Chemical Road Storage Partners

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Very Truly Yours,



Mary Beth Jamison
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