

November 5, 2014

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, November 5, 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
Ed Costello	Member
Gregory Ensslin	Member
Dee Mellor	Vice-Chairman
Joe Prestia	Member
David Raimondo	Member
Jeffrey Branagh	Absent
Dave Conroy	Zoning Officer
Lonnie Manai	Township Engineer

The Agency heard the following:

**Stephen Perchick/MMCO, LLC/dba Audi Conshohocken**

Chairman Monacelli stated that this is an application for an elimination of conditions 2, 3, and 4 imposed by the Zoning Hearing Board on its order dated August 16, 2004 in the application of Scott Kotcamp. It is for a special exception to allow service customers access to the facility located at 1223 West Ridge Pike in a "Commercial" Zoning District.

Keith Shaw the General Manager of the Audi dealership was present this evening. Mr. Shaw stated that the dealership is losing roughly twenty parking spaces due to the Ridge Pike widening project.

There are plans to build on the north side of the property with interior renovations for the customer waiting area.

There would be some degree of signage needed as well.

Mr. Monacelli asked if there would be a waiting area for customers and Mr. Shaw stated that there would.

Mr. Manai asked if the expansion was on the existing impervious coverage. Mr. Shaw stated that it was. The side yard clearance will be ten feet.

Mr. Manai asked if there were plans for the architecture yet. Mr. Shaw advised that there were not. Once these are completed, they will be submitted to the building department.

Mr. Prestia asked if the impervious coverage was changing. Mr. Shaw stated that it was not. Mr. Shaw advised that the applicant is asking that the zoning restriction be lifted to allow customers to use the building. This will create a safer area with less rotating of cars back and forth.

Ms. Mellor asked if there would be sufficient parking. Mr. Shaw advised that there would be including designated handicap parking areas.

Mr. Conroy stated that the request this evening is to remove the three imposed conditions and to not have more than sixty-five square feet of signage.

Mr. Monacelli stated that a variance would be required if a sign were to be installed on Ridge Pike.

Chairman Monacelli made a motion to approve the request for the elimination of the three conditions imposed by the Zoning Hearing Board on its order dated August 16, 2004. The motion was seconded by Ms. Mellor and passed 7-0 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Branagh was absent.

#### **Dr. Gary and Evelyn Litman**

Chairman Monacelli stated that this is an application for an amendment of condition 1 imposed by the Zoning Hearing Board on its Order dated November 23, 2009 in the application of Gary and Evelyn Litman and a variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1600.B.

The variances requested are as follows: The applicant wishes to amend condition #1 to eliminate any expiration of the relief granted in 2009; amend condition #1 to redefine the permitted use as "Medical Office"; amend condition #1 to permit the addition of a second professionals with a maximum total of five (5) employees (i.e. 2 professionals and 3 support staff. Dr. Litman is also requesting a ground mounted freestanding business identification sign measuring 47.5" x 49.5". The property is located at 1333 Germantown Pike in a "B" Residential Zoning District.

Rob Lewis from Kaplin, Stewart was present on behalf of the applicant.

Dr. Litman would like to eliminate or modify the conditions that were previously imposed by the Zoning Hearing Board. He would now like to bring in a second practitioner and support personnel. The Zoning Hearing Board had granted relief until 2018.

In discussion with Council over the last several months, Council was in favor of Dr. Litman's request. Council advised that they were also in favor of Dr. Litman installing a "Welcome to Plymouth Township sign on his property.

Dr. Litman agreed to install sidewalks on his property and lastly to provide a bus shelter.

Mr. Lewis is asking that the Planning Agency recommend to the Zoning Hearing Board to adopt the same amendments that Plymouth Township Council has agreed to support.

The office would include a total of two professionals and five employees.

The installation of a sign out front will be determined by the setbacks and where the "Welcome to Plymouth" Township sign will be located.

Mr. Monacelli asked if there were plans to sell the property in the near future. Mr. Lewis stated that there were not.

Mr. Prestia asked a question on the signage. Mr. Prestia believes that the installation of the sign will cause problems with other doctor's office properties. He feels that the sign will change the make-up of the residential character of the neighborhood. Mr. Prestia is not in favor of the sign.

Mr. Raimondo stated that if permitted, the office will change from eye care to medical office without the necessity of a doctor living there with restrictions.

Mr. Costello asked if there were any structural changes being made to the building and Mr. Lewis advised that there were not.

Mr. Costello asked how many parking spaces were currently available. There are ten parking spaces now and the total employees including the practitioners would be five.

Mr. Costello asked if the adjacent property owners were aware of Dr. Litman's request. He would like to have their feedback regarding this.

Mr. Lewis stated that any zoning relief obtained would stay with the property.

Ms. Mellor asked if Dr. Litman would consider staying in the restriction for the signage. Mr. Lewis advised that he would.

Chairman Monacelli made a motion that the Dr. Litman's request be denied. The motion was seconded by Mr. Aprile and passed 6-1 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Ms. Mellor was in favor and Mr. Branagh was absent.

### **Narayan Donut Corporation**

Miike Clement was present on behalf of the applicant representing Narayan Donut Corporation. The property is located at 439 W. Germantown Pike. It is the former site of the Lukoil Gas Station.

Mr. Clement presented a land development plan including waiver requests. The plan includes more green space, less impervious coverage, allows for plantings, a new building and a stormwater control plan.

The plan allows up to twelve parking spaces with no problems associated with Germantown Pike.



Mr. Manai stated that the stacking of twelve cars in the drive -thru have been worked out.

Mr. Raimondo asked a question pertaining to stacking which was explained by Mr. Clement.

Mr. Aprile asked a question pertaining to the waiver of sidewalks on Irwins Lane. Mr. Manai stated that sidewalks are not needed.

Mr. Aprile asked a question on the drive-thru. Mr. Clement stated that the current plan is revised from the County plan and all conditions have been met.

Ms. Mellor asked about the site remediation. Mr. Clement stated that the underground storage tanks have been removed and the soil has been tested.

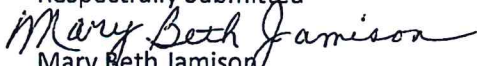
The applicant is also requesting a waiver from the berming requirement as well.

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

The minutes from the October meeting were unanimously approved.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted


  
Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency  
November 5, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Conshohocken Audi

Chairman Monacelli made a motion to approve the request for an elimination of conditions 2, 3, and 4 imposed by the Zoning Hearing Board on its order dated August 16, 2004. The motion was seconded by Ms. Mellor; a roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Branagh was absent.

Very Truly Yours,  
  
Mary Beth Jamison  
Planning Agency Secretary

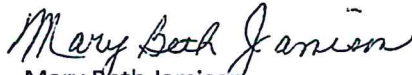
Plymouth Township Planning Agency  
November 5, 2014

To: Plymouth Township Zoning Hearing Board

Subject: Dr. Gary and Evelyn Litman:

Chairman Monacelli made a motion to deny the request for variances. The motion was seconded by Mr. Aprile; a roll call vote was taken and the motion passed 6-1 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Mr. Monacelli, Mr. Raimondo and Mr. Prestia opposed. Ms. Mellor was in favor and Mr. Branagh was absent.

Very Truly Yours,

A handwritten signature in cursive script that reads "Mary Beth Jamison".

Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
November 5, 2014

To: Plymouth Township Council

Subject: Narayan Donut Corporation

Mr. Monacelli made a motion to approve the land development and was seconded by Mr. Aprile. A roll call vote was taken and the motion passed 7-0 with Mr. Aprile, Mr. Costello, Mr. Ensslin, Ms. Mellor, Mr. Monacelli, Mr. Prestia and Mr. Raimondo in favor. Mr. Branagh was absent.

Very Truly Yours,



Mary Beth Jamison  
Planning Agency Secretary