

May 6, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, May 6, 2015.

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

The Pledge of Allegiance was recited.

Chairman Monacelli welcomed new members Mike Mattioni and Tammy Harrison.

The following were present:

Clem Monacelli	Chairman
Dominic Aprile	Member
Jeffrey Branagh	Member
Jeff Cianciulli	Member
Ed Costello	Member
Tammy Harrison	Member
Michael Mattioni	Member
Joe Prestia	Member

Absent: Greg Ensslin

Dave Conroy	Zoning Officer
Lonnie Manai	Township Engineer

The Agency heard the following:

HARRIET WETHERILL PARK GRANT

Karen Franck, the Parks and Recreation Director stated that she is looking for support from the Planning Agency to apply for a grant for the next phase of work at Harriet Wetherill Park. It is a \$250,000 grant with a 15% match by the Township.

Current work at the park includes constructing roadways into the park as well as building trails and the parking area. Then staff is looking for a DCNR grant for a playground and a pavilion. Staff will also submit an application for an ACT 13 Grant again this year.

Construction includes an access drive and a culvert across the stream and a parking area above the stream. This should be completed by June at the latest.

Chairman Monacelli mad a motion to approve the request and was seconded by Mr. Branagh. The motion passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Mr. Ensslin was absent.

REZONING & TEXT AMENDMENT (SECTION 3900)

Chairman Monacelli stated that this item is to consider an Ordinance to change the Zoning Map classification of the properties located at 2400, 2410 & 2422 Butler Pike and 7 Corsons Lane from A-Residential, B-Residential, and Limited Industrial to the Mixed Use Village District.

Bernadette Kearney, Hamburg, Rubin was present on behalf of the applicant.

Developer Sal Paone explained the development of Cold Point Village, Cold Point Manor and now the Brandywine Project and why he believed it to be improperly zoned at this point.

Joe Zadlow, Planner stated that the current zoning is out of character for the location and that it should be zoned Mixed Use Village District. The County is also in agreement with this conclusion. It is logical to have a completion and continuation of the MUV District. The Township will have complete control of the development.

Mr. Monacelli asked a question about 2400 and 2410 Butler Pike which was explained by Mr. Paone.

Ms. Harrison stated that she has several concerns about the development. The first is that it is located near the current sinkhole on Plymouth Road. The second concern pertains to traffic in that area. Mr. Paone explained that measures have been taken to ensure that another sinkhole does not happen. Mr. Manai explained what is believed to be the cause of the sinkhole.

Mr. Monacelli asked if the locations are in a floodplain and Mr. Manai stated that they are not.

Traffic studies will be completed and if necessary, improvements will be made to the intersection.

A retail use is being proposed for 2400 and 2410 Butler Pike. The Township ordinance is specific as to what can be built.

Mr. Prestia asked what the intersection was originally rated. Mr. Paone stated that is was rated an "F" and it is now a "D". Mr. Prestia is concerned if the area were to go to high density that the homes will be in jeopardy of losing the characteristics of what they are. Mr. Paone stated that the MUV District will keep a buffer.

Mr. Paone stated that he is unsure as to what tenants would occupy the sites.

Mr. Paone stated that the MUV District requires a minimum of 60% residential with a maximum of 80%. Conversely there would be a minimum of 20% village use and a maximum of 40%. Today it is at 24% retail and 75% residential.

Mr. Branagh asked if mixed use residential would be the first to go in the MUV District. Mr. Paone stated not necessarily, the standards for the MUV District would be based on each individual parcel.

The cross walks have not been installed on the Brandywine parcel.

Mr. Paone will be requesting a change on the maximum signage.

Mr. Branagh stated that he is not comfortable with the zoning change without looking at it from a master plan perspective and that he believes this to be spot zoning.

Ed Gonzales, 1520 Butler Pike stated that what Mr. Paone has completed to date in the MUV District is fabulous. He does not want to see another huge building put on the locations if they are changed to the MUV District. He does not want to lose the feeling of the area or to see traffic increased.

Chris Speaker, 2442 Butler Pike asked for clarification on the property located at 2422 Butler Pike which was explained.

John McCune, 2438 Butler Pike stated that the area as it is now is fantastic and that he would not like to see a 15,000 square foot building constructed. Retail as it is now is good and it does not lend to high volume traffic. He would like to see a continuation of what is currently in that area.

Mr. Monacelli asked what the largest building is there now. Mr. Paone stated that there are two, 7,500 square foot buildings.

Chairman Monacelli made a motion to approve the Rezoning and was seconded by Mr. Aprile. The motion passed 5-3 with Mr. Aprile, Mr. Cianciulli, Mr. Costello, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Branagh, Ms. Harrison, and Mr. Prestia were opposed. Mr. Ensslin was absent.

Chairman Monacelli made a motion to deny the Text Amendment (Section 3900). The motion was seconded by Mr. Branagh and passed 5-3 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Ms. Harrison and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were opposed. Mr. Ensslin was absent.

1516 BUTLER PIKE

Michael Phillips was present this evening representing the applicant Rebekah Chun and the property located at 1516 Butler Pike.

Ms. Chun would like to open a cosmetology school at the Butler Pike location and this is not permitted in a Commercial District.

There is no public auditorium; it is simply for individuals who want to become a licensed esthetician.

There are concerns with the parking at the site. Ms. Chun is the sole lessee and there are currently eleven parking spaces available. Ms. Chun is proposing to limit the class size to be proportioned to the number of spaces and limit the times of operation.

Ms. Chun is in receipt of a letter from the adjacent property owner, Eisenberg's stating that their property could be used after business hours which would allow for an additional seven parking spaces.

Mr. Phillips explained the hours of operation and the possible number of students and staff who would be in attendance. The number of individuals who could be present at one time would be seventeen students and one staff member.

Mr. Monacelli asked if there would be office personnel and Mr. Phillips stated that there would not be; only one instructor.

Mr. Manai stated that the two parking spaces behind the building do not conform to the Township Code requirement. They are not legitimate parking spaces.

Mr. Conroy stated that none of the proposed parking spaces are in conformance with the Township Code requirements.

Ms. Harrison voiced concerns as to who is going to monitor the number of students present at the school.

Mr. Prestia stated that he is not in favor of the request due to the eleven non-conforming parking spaces.

Ms. Chun previously presented her request for the cosmetology school to Plymouth Township Council. At that time Council asked that the number of students be restricted and to provide a buffer allowing for enough time for individuals to come and leave the school without disruption.

The property is currently vacant.

Chairman Monacelli made a motion to deny the use variance requested. The motion was seconded by Mr. Prestia and passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Mr. Ensslin was absent.

DRIVETIME LAND DEVELOPMENT

Matt Charger, Bohler Engineering and Sean Fitzgerald were present on behalf of Drivetime.

The applicant previously went before the Zoning Hearing Board requesting relief on parking and impervious coverage on the lot.

The property is located at 1425 E. Ridge Pike, adjacent to Armen Cadillac. The proposal is for the construction of a 4,600 square foot used auto dealership. It will consist of 104 parking spaces for vehicle sales and approximately ten to fifteen employees.

Letters from the Township consultants have been reviewed. Six waivers are being requested from the Township Subdivision and Land Development ordinance as follows: 1) Minimum drive aisle, 2) Permit grading within three feet of the property line, 3) Softening buffer along eastern and western property line, 4) Requiring less than 10% parking area green space, 5) Requiring no more than fifteen parking spaces between landscaping island and 6) Berming requirement.

Mr. Monacelli asked a question pertaining to the water going across Ridge Pike which was addressed by Mr. Manai.

All items have been complied with pertaining to the County Conservation District.

McCloskey & Faber are in favor of the landscaping waivers being requested.

Mr. Manai stated that Woodrow & Associates, the Township Engineers have no objection to any of the engineering waivers being requested.

Ms. Harrison asked a question pertaining to the Diamond Run Creek impact. The developer must meet the requirements regarding this in order to obtain a permit.

There were concerns regarding the widening of Ridge Pike. The major part of the work occurs on the opposite side of the street. It is incorporated in the plan and has been addressed.

Mr. Prestia thanked the developer for addressing the water problem. He asked if the rear of the property abuts the cemetery. A retaining wall will be installed so as not to infringe on the privacy of the cemetery.

Every other car dealership on Ridge Pike has had to have the break islands at fifteen spaces.

The waiver request on the plantings has been approved by McCloskey & Faber. In lieu of a berm along the front, shrubs will be installed.

Mr. Aprile asked a question regarding sidewalks on Ridge Pike.

Access for emergency services will be provided as shown on the plan.

Mr. Branagh made a motion to approve the Subdivision and Land Development Ordinance (Section 518.5.H(1)(c) except the landscape islands waiver. The motion was seconded by Mr. Prestia and passed 7-1 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Mr. Aprile, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Ms. Harrison was opposed and Mr. Ensslin was absent.

VARIOUS ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TEXT AMENDMENTS

Melissa Rapine, Walton Road mentioned the ordinance dealing with Crematoriums in the Township. There are currently no federal or state regulations from the Environmental Protection Agency on crematorium emissions. She believes that this issue in the Township should not be taken lightly and that regulations are needed. Currently the crematoriums must have a 500 foot setback in Commercial, Limited Industrial, and Limited Commercial Districts with Special Exception. Ms. Rapine stated that the Township should restrict the number of hours of operation and should be stricter than the federal and state government.

Carolyn Nickels, 3110 Jolly Road stated that she would also like to see an overview by the Township pertaining to Crematoriums. She believes that there should be laws governing its use and emissions testing.

The Zoning Hearing Board could deny the application for the construction of a Crematorium even though the applicant meets all of the criteria.

Plymouth Township Council is voting on these amendments on Monday evening. Mr. Monacelli suggested that those opposed to the ordinance pertaining to the Crematoriums attend the meeting to voice their opposition to Council.

Mr. Conroy stated that there are very limited areas in the Township where a Crematorium would be able to be constructed.

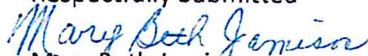
Ms. Harrison made a motion to approve the following Subdivision and Land Development Ordinance Text Amendments: Sections 403.C.8/505-1-D/903.7/903.8/1002.4. The motion was seconded by Mr. Prestia. The motion passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Ensslin was absent.

Ms. Harrison made a motion to approve the following Zoning Text Amendments: SS200.1601.C.4/1603.S/1908.1/1909.E.F/3604.G/3906.H.2/100-.K.3/1402.F/2800.A/2800.D.2. The motion was seconded by Mr. Monacelli and passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Ensslin was absent.

The Meeting minutes from January and April were approved.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
May 6, 2015

To: Plymouth Township Council

Subject: 2400, 2410, 2422 Butler Pike & 7 Corsons Lane Rezoning & Text Amendment (Section 3900)

Chairman Monacelli made a motion to approve the Rezoning and was seconded by Mr. Aprile. The motion passed 5-3 with Mr. Aprile, Mr. Cianciulli, Mr. Costello, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Branagh, Ms. Harrison, and Mr. Prestia were opposed. Mr. Ensslin was absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

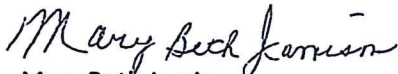
Plymouth Township Planning Agency
May 6, 2015

To: Plymouth Township Council

Subject: 2400, 2410, 2422 Butler Pike & 7 Corsons Lane Rezoning & Text Amendment (Section 3900)

Chairman Monacelli made a motion to deny the Text Amendment (Section 3900). The motion was Seconded by Mr. Branagh and passed 5-3 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Ms. Harrison, and Mr. Monacelli in favor. Mr. Costello, Mr. Mattioni and Mr. Prestia were opposed. Mr. Ensslin 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
May 6, 2015

To: Plymouth Township Zoning Hearing Board

Subject: 1516 Butler Pike

Chairman Monacelli made a motion to deny the use variance requested. The motion was seconded by Mr. Prestia and passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Mr. Ensslin was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
May 6, 2015

To: Plymouth Township Council

Subject: DriveTime

Mr. Branagh made a motion to approve the Subdivision and Land Development Ordinance (Section 518.5.H(1)(c) except the landscape islands waiver. The motion was seconded by Mr. Prestia and passed 7-1 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Mr. Aprile, Mr. Mattioni, Mr. Monacelli, and Mr. Prestia in favor. Ms. Harrison was opposed and Mr. Ensslin was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
May 6, 2015

To: Plymouth Township Council

Subject: Various Zoning & Subdivision and Land Development Ordinance text Amendments

Ms. Harrison made a motion to approve the following Subdivision and Land Development Ordinance text Amendments: Sections 403.C.8/505-1-D/903.7/903.8/1002.4. The motion was seconded by Mr. Prestia. The motion passed 8-0 with Mr. Aprile, Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Ensslin was absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
May 6, 2015

To: Plymouth Township Council

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Ms. Harrison made a motion to approve the following Zoning Text Amendments:
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Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Ensslin was absent.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary