

June 3, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, June 3, 2015.

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

The Pledge of Allegiance was recited.

The following were present:

Dominic Aprile	Vice- Chairman
Ed Costello	Member
Tammy Harrison	Member
Michael Mattioni	Member
Joe Prestia	Member

Absent:	Jeff Branagh
	Jeff Cianciulli
	Greg Ensslin
	Clem Monacelli

Dave Conroy	Zoning Officer
Lonnie Manai	Township Engineer

Mr. Aprile led the meeting this evening due to Chairman Monacelli's absence.

Mr. Aprile announced that the 1516 Butler Pike application has been continued.

The Agency heard the following:

ANTIOCH CHURCH

Mr. Aprile stated that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 700.

The Variance requested is as follows: To permit a child daycare service and nursery school.

The property is located at One Antioch Avenue in a "C" Residential Zoning District.

Jonathan Rho and the pastor of Antioch Church were present this evening.

The property is currently being used as a church. The church was recently renovated and sprinklers were added. As an extension of the function of the church, the congregation is requesting a daycare center and nursery school to be used during weekdays.

Mr. Aprile stated the property is currently operating as a special exception in a Residential District.

The church is currently being used for daycare on weekends with no problems with parking.

There is adequate capacity under the building occupancy and all safety codes are up to date.

There will be approximately twenty to thirty children present when the daycare and nursery school is in operation.

Mr. Mattioni asked what the hours of operation would be. The daycare would be open from Monday through Friday from 8:00 a.m. until approximately 5:00 p.m.

The pastor is hoping to open the daycare and nursery school in the Fall.

Mr. Prestia commended the pastor for rehabilitating a building that was abandoned by the Catholic Church in order to help those in need.

The building is approximately 14,000 square feet.

The church is in the process of getting licensed by the state for the daycare and nursery school.

Mr. Aprile made a motion to approve the request for a variance and was seconded by Ms. Harrison. The motion passed 5-0 with Mr. Aprile, Mr. Costello, Ms. Harrison, Mr. Mattioni and Mr. Prestia in favor. Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli were absent.

CIAN, LLC

This item pertains to the following. An application for Variances and Special Exceptions from Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Sections 1000.K.1 and 1002.D; Article XVI, Sections 1601.C.1, 1601.C.3, 1601.C.3.a, 1603.G & a604.C.4; Article XVII, Section 1707.A.

The Variances and Special Exceptions requested are as follows: To permit a gas filling station; to permit a proposed trash enclosure 12' from the rear property line where a minimum of 30' is required; to permit 385.97 square feet signage; to permit the illumination of changeable signs between the hours of 11:00 p.m. and 7:00 a.m.; to permit less than a 3' high berm along street frontages.

The property is located at 1300 Ridge Pike in a "Commercial" Zoning District.

Joe Pizonka, attorney was present on behalf of the applicant.

The applicant proposes to develop the property as a Wawa.

Sue Bratton and John Horner were also present representing the applicant.

Wawa has been active in the community for over forty years. The most recent Wawa's constructed have been in West Norriton and King of Prussia.

Wawa is a privately held company and the owner has been actively looking for opening a business on Ridge Pike on the South side of Norristown.

The entrance would be located at the front of the building with no secondary entrance.

The Wawa would have a canopy with six multi canister dispensers.

Wawa currently has approximately 700 stores in six states.

The new store would have a twenty-four hour operation.

Mr. Aprile asked if the signage illumination would take place after midnight and he was advised that it would because of the fuel pricing.

The site will have three street frontages; Ridge on the North, Conshohocken Road on the West and Diamond Avenue on the Southeast corner.

A drawing was shown outlining what is being proposed and what is currently there today at the site.

Direct access from Ridge Pike is not being proposed.

The special exception requests were highlighted.

There is currently a gas station located across the street from the proposed Wawa.

Mr. Prestia asked how close the closest house was to the illuminated sign. He was advised that it is at least eighty feet.

Mr. Aprile asked about the Lafayette Street connector roads. Fairfield and Ridge Avenue improvements will be made.

The variance requests were highlighted.

Mr. Conroy asked if there would be buffering for the residents on Diamond Avenue. He was advised that the applicant would comply with all of the Township landscaping requirements.

Mr. Aprile asked how often the gas prices are changed on the signs. He was advised that it would be done possibly once per day and the signs will not flash.

Ms. Harrison asked a question as to where the trash would be located on Diamond Avenue with respect to homeowners. There would be a structure 6' to 8' feet tall so that containers could not be seen. The trash would also be compacted. Everything would be sealed as much as possible so that there should not be a problem with odors. Haulers also come multiple times during the week.

Mr. Manai asked a question on the six fueling stations. The stations are similar to the facility located on Skippack Pike.

No improvements will be made to Lucetta Street and Fairfield Road. Improvements will be made at Fairfield Road and Ridge Pike.

Mr. Prestia asked if Middle Street has been vacated. A title search will be done in order to determine this.

Mr. Mattioni asked about the location of the trash enclosures with respect to the employees. The trash emptying would take place during off peak hours; therefore this will not pose a safety issue.

Ms. Harrison asked about what would happen in the event that Conshohocken Road is closed and Diamond Avenue is made one way. She questioned how homeowners would access their residences. Homeowners would have to come in the back way.

Mr. Aprile asked if fifty parking spaces was adequate. He was advised that fifty is the minimum requirement. West Norriton has approximately fifty to fifty-five parking spaces. Mr. Aprile was concerned that this may not be adequate for the facility.


Mr. Aprile asked a question about land that is located on the plan. It is land that is currently owned by the County. The applicant would like to acquire it in the future.

Mr. Aprile made a motion to approve the request for variances and special exceptions and was seconded by Mr. Mattioni. The motion passed 5-0 with Mr. Aprile, Mr. Costello, Mr. Harrison, Mr. Mattioni, and Mr. Prestia in favor. Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli were absent.

The Meeting minutes for May will be voted on at the meeting next month.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

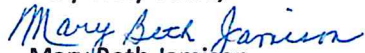
Plymouth Township Planning Agency
June 3, 2015

To: Zoning Hearing Board

Subject: Antioch Church

Mr. Aprile made a motion to approve the request for a variance and was seconded by Ms. Harrison. The motion passed 5-0 with Mr. Aprile, Mr. Costello, Ms. Harrison, Mr. Mattioni and Mr. Prestia in favor. Mr. Branagh, Mr. Cianciulli, Mr. Ensslin, and Mr. Monacelli were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
June 3, 2015

To: Plymouth Township Zoning Hearing Board

Subject: Cian, LLC

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Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary