

July 1, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, July 1, 2015.

The meeting was called to order at 7:10 p.m.

The Pledge of Allegiance was recited.

The following were present:

Dominic Aprile	Vice- Chairman
Jeff Cianciulli	Member
Tammy Harrison	Member
Clem Monacelli	Chairman

Absent

Jeff Branagh	Member
Ed Costello	Member
Greg Ensslin	Member
Michael Mattioni	Member
Joe Prestia	Member
Lonnie Manai	Engineer

Dave Conroy Zoning Officer

DOUG BELLENGER

Chairman Monacelli stated that this is an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, section 1910.B.7.

The Variance requested is as follows: To permit a brewery (as an accessory structure) as a no-impact home-based business which does not meet all of the criteria as defined in Section 200 of the Plymouth Township Zoning Ordinance.

The property is located at 2775 Narcissa Road in a "AA" Residential Zoning District.

Doug Bellenger and Rick Solomon were present this evening to discuss the application.

This will be a no impact home-based business in an accessory building.

Mr. Bellenger is a certified brewer and has received two awards. Part of what makes the brewing successful is that one of the ingredients is well water and there is a high water table there.

The applicant is not looking to do a full-time operation but rather one to two days a week. This will not be a public space. There will be no tours, signage, parking spaces, or noise. The purpose is to create a local supply and demand.

There will be no increase in traffic. The primary deliveries will be grain and hops.

The neighbors have embraced the idea of a brewery on the premises.

No environmental impact is anticipated. Plant materials are used. The only process is using heat.

A shed is not big enough for the brewing operation. The applicant is proposing a small barn with the esthetics not impacting the neighborhood.

Gas, water and electric will be brought in from the main house.

Mr. Bellenger will be connecting to the sewer system.

From a solid waste perspective, the grain can be used as compost.

The hardship is that Mr. Bellenger is looking for a dedicated space for plant equipment and to do loading and unloading easily. He is not trying to create an industrial platform.

Mr. Monacelli asked how many employees there would be and Mr. Bellenger advised that there are two.

There will be no canning or bottling, just kegs. There will be room inside the garage for storage of kegs and grain.

The structure will be single story and one floor.

Ms. Harrison asked if the brewing would be controlled by any kind of health regulations. Mr. Bellenger stated that it would be controlled by the State and Federal Liquor Boards. This has not been applied for yet.

The entire property will be enclosed by a fence.

Ms. Harrison asked if there was much that could go wrong when brewing and Mr. Bellenger advised that it was very safe with safety valves installed on the equipment.

The building will need to be insured with home-business insurance.

Ms. Harrison stated that there are certain risks of fire and explosion and liability insurance must be obtained to cover that. Mr. Bellenger stated that he intends to acquire it. Ms. Harrison stated that this is her main concern.

Mr. Monacelli asked about the building materials. Mr. Bellenger stated that it will be a pole barn with a metal roof, stucco and siding.

Mr. Conroy stated that this will be a ten foot, one story building. It can't be higher than twenty feet.

The building would meet the requirements for setbacks.

Ms. Harrison asked what type of truck would be delivering the grain. It will be a small truck, such as a UPS truck.

The site is currently at 14% impervious.

Mr. Conroy advised that 32 x 24 is the largest detached garage that can be constructed.

Mr. Conroy asked if Mr. Bellenger talked to the Montgomery Health Department. Mr. Bellenger stated that he has not done so yet.

Mr. Conroy stated that Mr. Bellenger would need to talk to the Township Building Department pertaining to the sewer hook-up.

Mr. Aprile asked if the fence would be constructed around the entire backyard. Mr. Bellenger stated that it would.

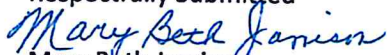
Mr. Aprile asked about the ventilation process. Mr. Bellenger advised that it is not supposed to vent. There will be no odor and it will ferment for two weeks.

There will be no outside storage.

Mr. Cianciulli made a motion to approve the variance request and was seconded by Mr. Aprile. The motion was denied 2-2 with Mr. Cianciulli and Mr. Aprile in favor. Ms. Harrison and Mr. Monacelli were opposed and Mr. Branagh, Mr. Costello, Mr. Ensslin, Mr. Mattioni and Mr. Prestia were absent.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
July 1, 2015

To: Zoning Hearing Board

Subject: Doug Bellenger

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Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary