

August 5, 2015

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, August 5, 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
Jeff Branagh	Member
Ed Costello	Member
Tammy Harrison	Member
Michael Mattioni	Member
Clem Monacelli	Chairman
Joe Prestia	Member

Dave Conroy	Zoning Officer
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Absent

Jeff Cianciulli	Member
Greg Ensslin	Member
Lonnie Manai	Engineer

#### **ANDREY KONFEDERAT**

Chairman Monacelli stated that this is an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000.K.1. The Special Exception requested is as follows: To permit a used car dealership. The property is located at 1256 East Ridge Pike in a "Commercial" Zoning District.

Andrew Konfederat was present on behalf of the applicant.

The site is the former Norris Sales property. It will consist of an office with four garage bays for detailing cars purchased from auctions and new car vehicle trades.

There are no plans to change the current structure.

The dealership will be called Car Zoom Auto Sales and will be retail and wholesale and will include the practice of re-conditioning vehicles.

There will be a sign that shows the name of the business.

A site plan was provided which includes parking for twenty-five vehicles.

Mr. Monacelli asked if the whole frontage on Ridge Pike would be used. The whole building will be used.

There will be no car servicing and there will be two customer parking spaces.

The hours of operation will be from 8:00 a.m. until 5:00 p.m., Monday through Friday and from 10:00 a.m. until 4:00 p.m. on Saturday.

Dave Conroy stated that there must be one parking space for every 500 square feet of grass leasable area. The site includes ample parking with three parking spaces for employees. There could also be more parking spaces for customer parking. Mr. Conroy stated adequate parking must be provided.

Mr. Aprile asked if the poles would be pulled on Ridge Pike. He was advised that the poles do not block the entrance.

Mr. Conroy stated that 130 square feet of signage is allowed for the site. Anything above would need to go to the Zoning Hearing Board. Mr. Conroy was advised that no additional signage is planned.

Chairman Monacelli made a motion to approve the request and was seconded by Mr. Branagh. The motion passed 7-0 with Mr. Aprile, Mr. Branagh, Mr. Costello, Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Prestia in favor. Mr. Cianciulli and Mr. Ensslin were absent.

#### **REBEKAH CHUN**

Chairman Monacelli stated that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000. The Variance requested is as follows: To permit a cosmetology school. The property is located at 1516 Butler Pike in a "Commercial Zoning District".

Mr. Michael Phillips was present on behalf of Ms. Chun.

Ms. Chun came before the Planning Agency a few months ago and there were concerns regarding adequate parking. Ms. Chun has addressed these issues by not relying on any neighboring properties and has removed two spaces in the rear back. A garage will be converted into four covered parking spaces for a total of thirteen spaces.

There will be limited enrollment with eleven students and one instructor.

There is support from the neighbors and Ms. Chun will comply with Township Code requirements pertaining to aisle width.

Mr. Prestia stated that he is concerned about the four additional spaces and that it may count as a garage. Mr. Phillips stated that it will meet the code requirements.

Mr. Costello asked if the Eisenberger spaces were still going to be used and Mr. Phillips advised that they were not going to be used.

A question was asked pertaining to the dumpster. Mr. Phillips stated that the dumpster was no longer going to be used.

Mr. Conroy stated that the Ms. Chun has been working with the Township Building Department in order to make the application code compliant.

Mr. Aprile made a motion to approve the request for a Variance. The motion was seconded by Chairman Monacelli and passed 5-2 with Mr. Aprile, Mr. Costello, Ms. Harrison, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Branagh and Mr. Prestia were opposed and Mr. Cianciulli and Mr. Ensslin were absent.

#### **DOUG BELLENGER**

Chairman Monacelli stated that this is an application for a Variance from the 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.

Mr. Bellenger and his neighbor Rick Solomon were present this evening to discuss the plans for the no impact home business.

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

They will be using well water on the property and there is a high water table there.

The applicant is not looking to do a full-time business 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.

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

No environmental impact is anticipated.

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

Mr. Bellenger will be connecting to the sewer system.

There are no federal or state insurance requirements.

There are bond requirements for tax purposes.

Workers compensation is not required.

The building will be insured with home-business insurance.

The applicant is very familiar with the equipment in order to make the process efficient.

The space meets the Township's impervious coverage requirements.

A small truck, such as a UPS truck will be delivering the grain.

Mr. Monacelli asked why the business was being considered in a residential area. Mr. Bellenger stated that he does not have the time or finances to do it in a commercial area.

Mr. Branagh had some concerns about the discharge into the public sewer.

Mr. Conroy stated that Mr. Bellenger would need to purchase an extra EDU for the site.

Mr. Aprile suggested that Mr. Bellenger bring the supporting neighbors to the Zoning Hearing Board Hearing.

Mr. Conroy asked if there were any other Townships that had a home-based brewery. Mr. Bellenger stated that there were other home-based breweries in Media, North Wales, and Conshohocken.

Mr. Mattioni made a motion to approve the Variance request and was seconded by Mr. Costello. The motion passed 4-2 with Mr. Branagh, Mr. Costello, Ms. Harrison, and Mr. Mattioni in favor. Chairman Monacelli and Mr. Aprile were opposed, Mr. Prestia recused himself, and Mr. Cianciulli and Mr. Ensslin were absent.

The May, June, and July minutes were unanimously approved.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary