

March 2, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, March 2, 2016.

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

The Pledge of Allegiance was recited.

The following were present:

Tammy Harrison	Member
Mike Mattioni	Member
Clem Monacelli	Member
Tony Stipa	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Jeff Branagh
Jeff Cianciulli
Ed Costello

The Planning Agency heard the following:

EARL WALLS

Chairman Monacelli stated that this is an application for Variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 10000 and Article XVII, Section 1700.

The Variances requested are as follows: To permit two apartments without the required off-street parking spaces. The property is located at 1202 East Ridge Pike in a "Commercial" Zoning District.

Mr. Walls stated the he plans to renovate the building that is currently there now.

The Sunoco Station will be renting two parking spaces to Mr. Walls.

Mr. Walls intends to live in one of the apartments and will rent the other one.

There were no questions asked by the audience.

Chairman Monacelli made a motion to approve the variances and was seconded by Ms. Harrison. The motion passed 3-0 with Ms. Harrison, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Stipa recused himself and Mr. Branagh, Mr. Cianciulli and Mr. Costello were absent.

601 WEST GERMANTOWN PIKE – PLYMOUTH MEETING, PA. LLC

Chairman Monacelli stated that this is an application for Variances and Special Exceptions from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Sections 1601.C.2 & 1601.C.3b & Article XXVIII, Section 2800.D, 2800.D.1, 2802.F, 2803.A, & 2804.A.

The Special Exceptions/Variances requested are as follows: To permit a restaurant use, that includes take-out service and outdoor dining; to permit 77.3% impervious coverage on Lot "A" where a maximum of 75% is required; to permit a 16.9 wide landscaping buffer where a minimum of a 20' wide buffer is required; to permit 40 parking spaces on Lot "B" where a minimum of 45 spaces is required; to permit a total of 344 square feet of signage on Lot "A", where a maximum of 195 square feet of signage is permitted by special exception; to permit 165.4 square feet of signage and 178.6 square feet of signage for proposed uses on Lot "A", where a maximum of 65 square feet of signage is permitted by special exception for each use.

Julie Von Spreckelsen was present on behalf of the applicant.

The applicant is proposing to redevelop the former Houlihan Restaurant property.

The property is zoned "Limited Commercial" and is comprised of 1.7 acres.

There is significant buffering in the rear of the property which will remain in addition to the construction of a new fence.

There have previously been a number of zoning applications and decisions made and the site was approved for a special exception.

The building will be demolished and the lot subdivided into Lots "A" and "B". Lot "A" will consist of a one story, 6,000 square foot building with two tenants. The tenants will be Visionworks and Mission Barbecue.

Mission Barbecue will not serve alcohol and will close at 9:00 p.m. on weeknights. It will remain open until 10:00 p.m. on weekends.

Sixty-three parking spaces are being proposed for lot "A".

Visionworks will consist of 2,400 square feet and Mission Barbecue will be 3,600.

Lot "B" will contain a one-story building that will be 4,500 square feet with forty parking spaces.

No tenant has been determined for lot "B".

A dedicated left turn is being proposed for the property.

The impervious surface coverage is currently non-conforming.

Lot "B" will be conforming.

Overall, the applicant will be reducing the impervious coverage.

The restaurant use is a special exception. Mission Barbecue would like to provide takeout and offer outside dining services.

Both Visionworks and Mission Barbecue are seeking signage for the front and side and a free standing monument sign that both will share. The signage will consist of 344 square feet for Lot "A".

Mr. Monacelli asked a question about the outside dining area. It will be located on the side of the property.

Mr. Manai stated that since this is a subdivision of land not a financial division why is the land being subdivided instead of having one tract. He was advised that the property would be easier to sell.

The applicant is seeking zoning relief this evening; not for the subdivision.

Ms. Harrison mentioned the roll up garage door that Mission Barbecue will have and voiced her concern for the noise level for the surrounding neighbors. Ms. Von Spreckelsen stated that the door will be facing the office building on the North side.

Ms. Harrison stated that Houlihan's Restaurant currently has 109 square feet of signage. The applicant is requesting three times that amount.

Ms. Von Spreckelsen advised that this is due to the fact that there are multiple tenants and this adds to the square footage.

The parking for the total site is compliant.

The enclosed patio is part of the restaurant and will contain the roll up doors.

The applicant is close to getting a tenant for lot "B" and Ms. Von Spreckelsen advised that it will not be a restaurant.

Mr. Conroy mentioned the parking on the vacant building and that the applicant will need to count the entire footprint of the building. It could be in compliance.

The applicant anticipates having more parking than what the Township ordinance requires.

Ms. Harrison stated that the site sits as one lot and all the parking is there. Once it is subdivided she questioned whether the additional tenant would allow cross parking. She was advised that this will be part of the deed.

Mr. Monacelli stated that he is concerned with the volume of noise when the garage doors are being opened at the restaurant.

Mr. Monacelli was concerned with the noise from the outside patio. He was assured that it would be closed at 10:00 p.m. at the latest. In addition, trees will eventually serve as a screen for the noise.

Mr. Mattioni made a motion to approve the request for the Special Exceptions and Variances. The motion was seconded by Chairman Monacelli and passed 4-0 with Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Branagh, Mr. Cianciulli and Mr. Costello were absent.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted



Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
March 2, 2016

To: Zoning Hearing Board

Subject: Earl Walls – 1202 E. Ridge Pike, LLC

Mr. Monacelli made a motion to approve the request for variances to permit two apartments without the required off-street parking spaces. The motion was seconded by Ms. Harrison and passed 3-0 with Ms. Harrison, Mr. Mattioni and Mr. Monacelli in favor. Mr. Stipa recused himself. Mr. Branagh, Mr. Cianciulli and Mr. Costello were absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
March 2, 2016

To: Zoning Hearing Board

Subject: Plymouth Meeting, PA. LLC – 601 West Germantown Pike

Mr. Mattioni made a motion to approve the request for special exceptions/variances. Mr. Monacelli seconded the motion and it passed 4-0 with Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Branagh, Mr. Cianciulli, and Mr. Costello were absent.

Very Truly Yours,


Mary Beth Jamison

Planning Agency Secretary