

April 6, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, April 6, 2016.

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

The Pledge of Allegiance was recited.

The following were present:

Jeff Branagh	Member
Jeff Cianciulli	Member
Ed Costello	Member
Clem Monacelli	Member
Tony Stipa, Jr.	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Tammy Harrison
Mike Mattioni

The Planning Agency heard the following:

551 PLYMOUTH ROAD CONDITIONAL USE

Chairman Monacelli stated that this is a request to consider a conditional use application for 79 single-family detached dwellings at 551 Plymouth Road.

Sal Paone presented the request this evening.

The property is the Driscoll Tract which was re-zoned in June, 2014.

The text amendment and rezoning in 2014 required a conditional use approval for a transitional use subdivision.

The site consists of 39.16 acres to the right-of way line. The northern parcel is 15 acres and the southern parcel is almost 24 acres.

The property will be served by public water and sewer.

It contains the minimum road frontage required.

The application meets the standards in section 604 that states no more than 10% of the new lots taking access from the public street and not taking access individually.

On each interior lot there are two side yards with a width of not less than ten feet.

Each corner lot has two side yards and the one abutting the street has a width of not less than thirty-five feet.

The sidewalks will extend up Johnson Road to where it connects to the PECO right-of-way line as shown on the conditional use plan. In addition there will be sidewalks on North Gravers Road.

Mr. Monacelli stated that the Planning Agency is seeking to determine if the conditional use request will have any adverse effects to the community.

Joanne Giacobello - 1731 Johnson Road asked a question regarding sidewalks and where the access roads would be in the development. Mr. Paone advised that sidewalks will be installed along Gravers Road, up Johnson Road, along the Plymouth crossing over Johnson to the PECO triangle. He explained that the access roads will be across from Nursery Drive, in the middle of Johnson Road, aligned with Plymouth Elementary.

Paul Massing – 1015 Belvoir Road asked if traffic signals would be installed. Mr. Paone stated that they would not. Mr. Massing stated that a traffic study should be completed for the project. Mr. Paone advised that this would take place once it was a land development. Mr. Massing asked if an impact study would be done to determine what will happen with creeks and streams. Mr. Paone advised that this would be done if a conditional use is approved, Mr. Paone will then complete a land development plan and look into stormwater management.

Jarod Ricci – 1819 Johnson Road asked what would happen if the criteria is met for the conditional use. Mr. Paone stated that he would then move forward with land development plans.

A resident on Falcon Way voiced his concerns with traffic issues. He also asked why it was never publicized that the zoning was being changed from a farm. Mr. Monacelli advised that the site was always zoned A, B, and Office Laboratory, not farm. When the zoning was changed, it was changed to A and B zoning districts and eliminated the Office Laboratory. The resident stated that it is already difficult to exit from Falcon Way and asked if a study was done. Mr. Paone stated that the plans shown are not final and he is seeking to be able to present a land development at a later date. Plymouth Township Council will have the final approval pertaining to the conditional use application.

Mr. Paone advised that a traffic engineer would eventually complete a traffic study for the project.

A resident asked why Council was not present regarding the request this evening. Mr. Conroy stated that Council will be holding a conditional use hearing on April 18th. The resident believes that the traffic at this location is already dangerous. She believes that taxes will go up, schools will be overcrowded and there are not enough access routes.

Another resident agreed that there should be traffic studies.

Sam Moyer – Corner of North Gravers Road and Nursery Drive stated that traffic is an ongoing problem and that there should be studies done. The turn from North Gravers Road onto Johnson Road is difficult. Mr. Paone stated this will be opened up. Plymouth Road will have the most widening. In addition, the power lines will also be addressed.

A resident agreed that there should be a feasibility study done first and then a plan completed. Mr. Conroy advised this will be done with the land development plan. It will then be commented on by the Township consultants.

Chairman Monacelli made a motion to approve the conditional use application and was seconded by Mr. Cianciulli. The motion passed 5-0 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Mr. Monacelli, and Mr. Stipa in favor. Ms. Harrison and Mr. Mattioni were absent.

2400 & 2410 BUTLER PIKE CONDITIONAL USE

Chairman Monacelli stated that this is a request to consider a Conditional Use Application for a 14,600 square foot CVS pharmacy with drive-thru at 2400 & 2410 Butler Pike.

Mr. Paone made the presentation for the request. He stated that the site is in a mixed use development at the corner of Plymouth Road and Butler Pike. It is in front of PARC Apartments and across from the Cold Point Village Development.

On May 11, 2015 the property was rezoned to Mixed Use Village District. At that time the County recommended that the site be used for a pharmacy.

It is a walkable community and the site is approximately twenty acres.

All of the development criteria has been met for conditional use.

As part of the conditional use criteria, the site can't have an adverse impact on traffic or the level of service. In addition, it can't have a negative effect on the health, safety or welfare of the public. The pharmacy will not.

It also shall not overland the land. The pharmacy will take up 13.6% of twenty acres.

The plan is in accordance with the comprehensive plan.

The utilities, grading and erosion control can satisfy the requirements in the ordinance.

All percentages are in compliance.

The architecture will be residential in character and will have a complimentary entrance to the site.

The pharmacy will create an opportunity for people so that they do not have to drive in order to obtain essentials that meet their needs.

The pharmacy will be an entrance to the community.

Mr. Stipa stated that the Mixed Use Village would entail small stores and that this is a fairly large store. He asked if any studies were done to see if a CVS store was feasible in this area. Mr. Paone advised that a study had been done.

Mr. Paone stated that he has purchased several parcels in the area that he is hoping to expand to complete the vision of Cold Point Village. These would be residential in nature.

Mr. Cianciulli asked a question about the signs that are being installed and whether they meet the Township requirements for signage. Mr. Paone stated that they do.

Mr. Conroy stated that he has reviewed the sign package with the Township ordinance requirements and all have been met. The only signs that will be located on the site are monument signs and signs that are attached to the building.

Mr. Costello asked how the monument signs would be illuminated. Mr. Paone advised that they will be illuminate by ground. There will be a spotlight in the landscaping.

Mr. Branagh mentioned that the County recommended that the building be turned and moved closer to the street. Mr. Paone stated that he is not planning on doing this but that he could continue to look into it.

A resident asked how many vehicles could fit into the parking lot and Mr. Paone advised that seventy-four parking spaces will be provided.

A resident stated that he is not in favor of turning the store.

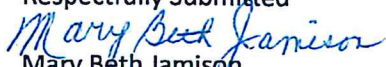
Mr. Monacelli stated that he believes the conditional use criteria has been met.

Chairman Monacelli made a motion to approve the conditional use application and was seconded by Mr. Costello. The motion passed 5-0 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Mr. Monacelli, and Mr. Stipa in favor. Ms. Harrison and Mr. Mattioni were absent.

The March minutes were unanimously approved.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary


Plymouth Township Planning Agency
April 6, 2016

To: Plymouth Township Council

Subject: 551 Plymouth Road Conditional Use

Chairman Monacelli made a motion to approve the conditional use application for 79 single-family detached dwellings at 551 Plymouth Road. The motion was seconded by Mr. Cianciulli and passed 5-0 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Mr. Monacelli and Mr. Stipa in favor. Ms. Harrison and Mr. Mattioni were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
April 6, 2016

To: Plymouth Township Council

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