

July 6, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday July 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

Dave Conroy	Zoning Officer
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Absent

Tammy Harrison	Member
Mike Mattioni	Member
Tony Stipa	Member

Lonnie Manai	Engineer
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The Planning Agency heard the following:

601 WEST GERMANTOWN PIKE

Chairman Monacelli stated that this is an application for a subdivision for a proposed restaurant and two retail uses.

Walker Williams, John Pettit and Dave Horner were present this evening regarding the proposed plan.

The applicant is seeking approval of two new structures at 601 West Germantown Pike. The plan is to subdivide and build two structures on separate parcels. The Houlihan's Restaurant will be demolished in addition to the existing parking lot.

One building will be a 6,500 square foot Mission Barbecue and a Visionworks. The second building is a spec building with potential tenants being looked at. That building will be 4,500 square feet. Variances have been granted by the Zoning Hearing Board for impervious coverage, a residential buffer and the number of parking spaces for Lot B which is the lot closest to the entrance.

The required overall parking for both structures is ninety-two spaces. The applicant has a hundred and two.

There is a substantial landscaping plan being proposed in addition to providing new lighting. Stormwater management will be handled through an underground system. There will be an enclosed trash enclosure for Mission Barbecue. A fence will be constructed to enhance the buffering, also a retaining wall.

Mr. Monacelli asked if the fence being constructed will be sufficient to screen off headlights. There will be a six foot fence. Landscaping will also be enhanced in that area. Evergreen trees will be planted.

A question was asked as to why the evergreen trees won't be planted all the way around the property. This is due to landscaping already existing in that area.

Mr. Monacelli asked if Mission Barbecue would have a liquor license and he was informed that the restaurant will not serve alcohol.

The latest that the restaurant will be open is 10:00 p.m. and that will be on Saturday evening.

Waivers were discussed as follows:

The maximum slope in the parking lot was discussed. The applicant is requesting a design waiver. Mr. Manai stated that to be ADA compliant it is seven percent and the applicant is under that.

To allow slopes in excess of 25% within the softening buffers along the perimeter.

Landscaping waivers are being requested. McCloskey & Faber, the Township Landscape Consultants had no objections to the requests.

The County requested to see less impervious coverage in the parking lot. The applicant is reducing this and working towards that goal.

There will be circular traffic. There will be two-way traffic to see if this feasible. After three months, a study will be completed to determine if this is the best solution or a one-way flow.

Mr. Cianciulli asked if there would be any change to signaling at the traffic signal. There may be a possible increase in the green time. Other than that there will be no change. When exiting the location, the signal will have its own phase.

Mr. Monacelli read a letter that was received from a resident. The resident is concerned about the noise level in the area where the buildings are being constructed. The resident would like measures taken so that there are no victims of crime which would include adding fencing, lighting, etc. In addition to having the landscaping maintained.

Mr. Conroy advised that the tenants should remember that there is a noise ordinance in effect in the Township and to be considerate of the nearby neighbors.

Mr. Monacelli made a motion to approve the Subdivision. The motion was seconded by Mr. Cianciulli; a roll call vote was taken and the motion passed 4-0 with Mr. Branagh, Mr. Cianciulli, Mr. Costello and Mr. Monacelli in favor. Ms. Harrison, Mr. Mattioni and Mr. Stipa were absent.

The minutes from the June meeting were unanimously approved.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
July 6, 2016

To: Plymouth Township Council

Subject: 601 West Germantown Pike

Chairman Monacelli made a motion to approve the Subdivision. The motion was seconded by Mr. Cianciulli; a roll call vote was taken and the motion was passed 5-0 with Mr. Monacelli, Mr. Branagh, Mr. Costello, and Mr. Cianciulli in favor. Mr. Mattioni, Ms. Harrison, and Mr. Stipa were absent.

Very Truly Yours,

David Conroy
Interim Recording Secretary