

August 3, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday August 3, 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
Tammy Harrison	Member
Clem Monacelli	Member
Tony Stipa	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer
Absent	
Mike Mattioni	Member

The Planning Agency heard the following:

An application for a land development at 3023-3025 Walton Road for a proposed 8,400 square foot educational care facility.

Rob Lewis, Kaplin, Stewart, was present representing the applicant, Be Amazing, LLC.

Be Amazing presented before the Planning Agency in December of last year. The applicant was seeking a special exception to permit an educational use and some dimensional variances with respect to impervious coverage. The applicant also went before the Zoning Hearing Board last year and was granted the requested relief. Since January, Be Amazing has been working with staff for land development approval.

The proposal is for an 8,400 square foot daycare facility known as the Goddard School. The current plan is similar to the one proposed in December of last year with a couple of revisions. A significant change pertains to access from Walton Road.

The property on Walton Road, which includes the two existing residential dwellings does not front on Apollo Road.

At the outset of the project it was determined that it would be a better access to be able to get to Apollo Road.

A portion of land located between Walton and Apollo Roads has been acquired.

Walton Road now is only an ingress. There will be no exiting traffic from the site onto Walton Road. All exiting traffic will have to use Apollo Road. The Township Traffic Engineer has reviewed and approved the plan. The applicant is waiting for the formal issuance of the permit from PennDOT.

There will be a left turn into the property from Walton Road. A portion of the existing center turn lane will be striped.

The modification of the plan includes the elimination of three parking spaces and the trash enclosure will be moved to the rear of the site.

During the reviews of staff a couple of other modifications were requested. As part of the Intermodal Transportation Facilities that Plymouth Township is trying to incorporate along Walton Road, specifically an 8' wide sidewalk which will extend from the ballfield as far down as possible. The applicant has been asked to install along their frontage. Be Amazing will install 4' of sidewalk now however if the Intermodal Transportation Facilities comes to either side of the property, an 8' sidewalk will be installed.

All review letters are in compliance.

Mr. Monacelli asked about the installation of sidewalk on Apollo Road. Mr. Lewis stated that there is existing vegetation there now.

Mr. Lewis previously mentioned the location of the sidewalk relative to curbing with regard to future conditions for the 8' sidewalk. Ms. Harrison asked a question about the sidewalk specifications and Mr. Lewis stated that it would be in the land development agreement.

Waivers are being asked for the following:

Street Trees – They will be shifted in order to be located in the ultimate right of way.

There will be a 25 degree slope in certain areas. The Township Landscape Architect is in agreement with this.

With respect to the softening buffer, a fence and a retaining wall will be installed on the property.

A credit is being requested for the required softening buffer for mature trees located on Apollo Road.

A waiver is being requested on the berming.

Mr. Monacelli suggested that all waivers be granted.

The Traffic Planning and Design issues have been resolved. The applicant will incorporate the revised design into the PennDOT permit plans.

Mr. Branagh asked a question regarding the sidewalks on Walton Road which was explained by Mr. Manai. The sidewalks will be from the curb to 8' in.

Mr. Monacelli mentioned that the County has asked for the installation of a bus shelter. Mr. Lewis explained that if and when Council approves the plan the applicant will install a pad next to the existing bus location. It will be an 8' wide concrete pad that connects the sidewalk to the curb.

Mr. Monacelli asked about the striping across Apollo Road. Mr. Lewis advised that it is on the Highway Occupancy Permit plans to install. Improvements to the handicap ramps on both sides will also be completed.

Mr. Manai stated that there are major changes to the Stormwater Management Plan. There will be a more traditional underground detention basin throughout the parking lot area.

Mr. Stipa asked if the acquired piece of land will be incorporated into the ownership. Mr. Lewis advised that this will not take place until the plan is recorded. Mr. Stipa asked if the light standard remains in place. Mr. Lewis stated that it does.

Any dead vegetation under the trees will be pulled out and supplemented according to the Township code.

Paul Towhey, 3043 Arrowhead Lane asked what the white marks were on the proposed plan. He was advised that they were the existing trees.

Mr. Towhey asked what the enrollment would be at the daycare facility. Mr. Lewis stated that there will be approximately ninety students.

The hours of operation will be from 7:00 a.m. until 6:00 p.m.

Mr. Towhey stated that the traffic in the area is bad because of the traffic light at Walton Road and Township Line Road. Mr. Towhey stated that he has offered several suggestions to the Township as to what could be done to help with the traffic congestion in the area but to no avail. Mr. Manai suggested that Mr. Towhey attend the Council Meeting on Monday evening, August 8th in order to voice his concerns to Council.

Eleanor Towhey, 3043 Arrowhead lane asked why a berm couldn't be placed in front of the property. Mr. Lewis advised that there is not enough room to create a berm in that area.

A resident asked a question about the parking lot lights and also whether there would be a sign that is illuminated. In addition she doesn't want sidewalks installed in front of her home.

Mr. Lewis stated that the lighting must comply with the Township ordinance. The lights from the daycare facility will be turned down one hour prior to closing and will be off by 7:00 or 7:30 p.m. No approval has been granted for signage but it will likely be in front of the building facing Walton Road. It could be turned off with the parking lot lighting. The applicant will go before the Zoning Hearing Board for signage.

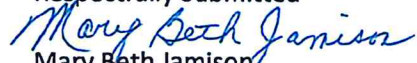
Tom Cahill, 603 Apache Lane asked a question pertaining to the berm on Apollo Road. Mr. Lewis advised that it will be identical as it is today except for the driveway cut.

Chairman Monacelli made a motion to approve the Land Development. The motion was seconded by Mr. Branagh; a roll call vote was taken and the motion was passed 6-0 with Mr. Branagh, Mr. Cianciulli, Mr. Costello, Ms. Harrison, Mr. Monacelli and Mr. Stipa in favor. Mr. Mattioni was absent.

The July minutes were unanimously approved.

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

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

Plymouth Township Planning Agency
August 3, 2016

To: Plymouth Township Council

Subject: Be Amazing, LLC

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Very Truly Yours,



David Conroy

Interim Recording Secretary