

September 7, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday September 7, 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
Mike Mattioni	Member
Clem Monacelli	Member

Dave Conroy	Zoning Officer
-------------	----------------

Absent

Ed Costello	Member
Tammy Harrison	Member
Tony Stipa	Member

Lonnie Manai	Engineer
--------------	----------

Dave Conroy announced that the 1758 Butler Pike application has been continued until October.

The Planning Agency heard the following:

**JAMES R. SAYRE (G.L. SAYRE, INC.) – 1231 RIDGE PIKE**

Chairman Monacelli announced that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1002.C.2.a.

The Variance requested is as follows: To permit a side yard setback of 0' where a minimum side yard setback required is 10'.

Andy Friemuth, John Rebow and Jim Sayre were present this evening.

Mr. Friemuth highlighted the following:

The property adjoins the Heavy Industrial Zoning District in the Township.

The business has been family owned for over seventy-five years. The business at the subject property has been in operation since the 1960's.

The business consists of selling, repairing, renting, leasing and servicing large commercial trucks and vehicles. It is a 28,390 square foot garage and sales center.

Mr. Sayre would like to construct an addition to the current building next to an existing garage base and to provide an additional double-sided garage bay.

The building would be constructed right to the property line which would result in a side yard setback of 0 feet.

The applicant has a need for the addition. There is a high demand for repair and service work. It would be a benefit to the neighboring property owners to bring the work indoors to the garage bay.

There will be no new impervious coverage. It is nearly 100% already.

The addition will be located on top of the existing concrete pad.

The addition will eliminate an encroachment onto the adjoining property. That property owner has submitted a letter to the Township in support.

Mr. Rebow highlighted the following:

An outline and an aerial view of the site were displayed.

The proposed plan makes certain that the structure will be in conformance with the property line.

Mr. Mattioni asked if the proposed addition will be big enough to help the business. Mr. Rebow stated that it is and that it will have an impact on current operations.

The work that is currently done on the site on the outside will be completed in the two new bays.

There will be no negative impact to neighboring properties.

Mr. Branagh asked if there were trucks parked in the rain garden area. Mr. Rebow advised that there is currently a guard rail there so trucks can't park on it.

Mr. Branagh asked if there were plans to consider expanding the rain garden. Mr. Rebow stated that it would be difficult to expand it.

Mr. Conroy stated that there will be no trucks exiting or entering near the neighboring properties.

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

**521, 527, & 531 PLYMOUTH ROAD REZONING & TEXT AMENDMENT**

Chairman Monacelli stated that this is to consider an Ordinance to change the Zoning Map classification of the properties located at 521, 527, & 531 Plymouth Road from A-Residential, Limited Industrial, and Office Laboratory to all Office Laboratory and to amend the Office Laboratory Zoning District in the Plymouth Township Zoning Ordinance.

Denise Yarnoff highlighted the following:

The properties are located at North Gravers Road and Plymouth Road. It is located on thirty-five acres on multiple parcels.

There are currently five older office buildings and Exeter would like to remove two of the buildings and build a modern building.

The applicant would like to amend the zoning from the split zoning to all Office Laboratory. If this is permitted, a land development plan would then be submitted to the Township.

The building being proposed would be either a five story, 175,000 square foot building or seven story, 245,000 square foot building.

The amended ordinance would allow for the building to be 105 feet.

Mr. Monacelli stated that the building must be 300 feet from a residential area. He mentioned that the Sussex Square Apartments abut this property.

Mr. Monacelli stated that he has reservations about the building being 105 feet.

Mr. Cianciulli asked why the applicant does not expand the existing zone to allow for a wider building. Ms. Yarnoff advised that Ken Amey, the Township Land Planner recommended rezoning the entire property and to ask for a text amendment.

Mr. Monacelli stated that he is in favor of rezoning the property to Office Laboratory but he is not in favor of the language in the text amendment. He believes that five stories should be the maximum height of the building. He recommends that the distance to the residential district be extended more than 300 feet. He does not believe that the plan is in accordance with what the Township is trying to do with the area which is to make it more residential.

Joyce Blunt – 108 Nursery Drive stated that she has lived at her home since 1950. She does not want to see commercial use overcome the residential districts. It will change the pace of Plymouth Township. Ms. Blunt also believes that the notice that was sent out to the residents is too generic. She believes that residents need to be more informed on what is being proposed. She does not want to see the building constructed.

Gary Hodge – 109 Nursery Drive stated that he thought the applicant needed to provide a hardship in order to be given approval for a change in zoning. Mr. Monacelli advised that this would pertain to an applicant requesting a variance.

Mr. Mattioni asked if the amendment is approved are there plans to develop other parts of the property with buildings. Ms. Yarnoff advised that similar buildings would not be built anywhere else on the site.



#### Map Amendment

Chairman Monacelli made a motion to approve the Map Amendment and was seconded by Mr. Mattioni. The motion passed 3-1 with Mr. Cianciulli, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Branagh was opposed and Mr. Costello, Ms. Harrison and Mr. Stipa were absent.

#### Text Amendment

Mr. Branagh recommended that the Planning Agency deny both the map amendment and the text amendment until the text amendment is changed. He believes that the building should be no higher than five stories and be 450 feet from residential properties.

Chairman Monacelli stated that the map amendment has already been voted on so the vote can't be changed.

Chairman Monacelli made a motion to deny the Text Amendment and was seconded by Mr. Cianciulli. The motion passed 3-1 with Mr. Branagh, Mr. Cianciulli and Mr. Monacelli in favor. Mr. Mattioni was opposed and Mr. Costello, Ms. Harrison and Mr. Stipa were absent.

The August minutes were unanimously approved.

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

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency  
September 7, 2016

To: Zoning Hearing Board

Subject: 1231 Ridge Pike – James R. Sayre (G.L. Sayre, Inc.)

Chairman Monacelli made a motion to approve the variance request to permit a side yard setback of 0', where a minimum side yard setback required is 10'. Mr. Mattioni seconded the motion and the motion passed 4-0 with Mr. Branagh, Mr. Cianciulli, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Costello, Ms. Harrison, and Mr. Stipa were absent.

Very Truly Yours,



Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
September 7, 2016

To: Plymouth Township Council

Subject: 521, 527, & 531 Plymouth Road Rezoning Text Amendment  
Map Amendment

Chairman Monacelli made a motion to approve the Map Amendment and was seconded by Mr. Mattioni. The motion passed 3-1 with Mr. Cianciulli, Mr. Mattioni, and Mr. Monacelli in favor. Mr. Branagh was opposed and Mr. Costello, Ms. Harrison, and Mr. Stipa were absent.

Very Truly Yours,  
  
Mary Beth Jamison  
Planning Agency Secretary

Plymouth Township Planning Agency  
September 7, 2016

To: Plymouth Township Council

Subject: 521, 527, & 531 Plymouth Road Rezoning Text Amendment  
Text Amendment

Chairman Monacelli made a motion to deny the Text Amendment and was seconded by Mr. Cianciulli. The motion passed 3-1 with Mr. Branagh, Mr. Cianciulli and Mr. Monacelli in favor. Mr. Mattioni was opposed and Mr. Costello, Ms. Harrison and Mr. Stipa were absent.

Very Truly Yours,

A handwritten signature in blue ink that reads "Mary Beth Jamison". The signature is written in a cursive style.

Mary Beth Jamison

Planning Agency Secretary