

February 1, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday February 1, 2017

The meeting was called to order at 7:10 p.m.

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Member
Tammy Harrison	Member
Mike McGuire	Member
Clem Monacelli	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer
Absent	
Jeff Cianciulli	Member
Ed Costello	Member
Tony Stipa	Member

The Reorganization Meeting was not held this evening due to the fact that all board members were not present.

The Planning Agency heard the following:

ARISTACARE AT MEADOW SPRINGS

Chairman Monacelli stated that this is an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article V, Section 500 and Article XIX, Section 1908.C

The Variance requested is as follows: To install a parking lot that is closer than 4' from the property line.

The properties are located at 845 Germantown Pike and 1939 Hallowell Road in a "A" Residential Zoning District.

Jamie Goughnour was present this evening on behalf of Aristacare. Ms. Goughnour is the Administrator of the facility. She is responsible for the day to day operations as well as patient safety inside and on the grounds. Aristacare would like to install an employee parking lot on the existing parking lot.

Aristicare took over the property in 2009.

The facility has the capability of caring for seventy-six patients on ventilators. It has much more staff than previously. Aristacare would like to have emergency personnel and ambulances be able to access the building.

The staff work approximately eight to twelve hour shifts. The parking lot would leave room for visitors, vendors and emergency access.

Mr. Monacelli asked about the lot located on Hallowell Road and whether there is a driveway where cars park. Ms. Goughnour stated that there is a driveway. She stated that employees are parking outside the property on Hallowell Road but this is one-way so it does not provide much additional parking.

Mr. Monacelli stated that he is concerned about water run-off.

Mr. Manai stated that the plan does not show this and that it is not a zoning issue. Once Aristacare applies for land development however, they will need to show how they will deal with the water run-off.

Dave Faust, a representative for Aristacare stated that he prepared the plans and they were given permeable coverage restrictions and Aristacare is below that. The run-off will be below what is allowable.

Mr. Manai stated that there is a question on the design as it effects the zoning application. In order to meet the Township code for parking, the lot design will have to have a little bit of a backup space toward the end of the parking lot row. Aristacare will need to provide a 5' back into space. They will have an additional 5' x 26' of impervious coverage. Mr. Manai asked why instead of getting zoning approval for this now, why not redesign the plan now and change the impervious coverage.

Mr. Conroy stated that Aristacare will be increasing the impervious coverage slightly. While Aristacare will not need an additional variance, they will need to change the numbers on the zoning application.

Mr. Manai asked if there has been an issue with the apartments taking the parking spaces from Aristacare . Ms. Goughnour stated that she was not sure. She stated that they would likely be posting signs for this.

Mr. Frangiosa asked if there is a reason for keeping the parcel separate and not doing a reverse subdivision and joining this to the larger property. Ms. Goughnour replied that she was unsure and that she believes it is due to the way the layout is.

Mr. Conroy stated that even if it were one property, the impervious coverage total would still be increased so Aristacare would still need zoning relief.

Mr. Frangiosa asked what the amount of parking spaces are in a row. Ms. Goughnour advised that there are twelve on top and ten on the bottom.

Mr. Frangiosa asked if employees currently have a permit to park on the Aristacare parking lot. Ms. Goughnour stated that they do not. Mr. Frangiosa suggested implementing this.

Mr. Conroy asked if the curb cut that is currently there with the driveway is the one that Aristacare will be using. Ms. Goughnour stated that it is and they will be coming in at the same spot. Mr. Conroy advised that a Highway Occupancy permit will be needed for this.

Chairman Monacelli made a motion to approve the variance requested. The motion was seconded by Ms. Harrison and was approved 4-0 with Mr. Frangiosa, Ms. Harrison, Mr. McGuire, and Mr. Monacelli in favor. Mr. Cianciulli, Mr. Costello and Mr. Stipa were absent.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted

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

Mary Beth Jamison

Recording Secretary

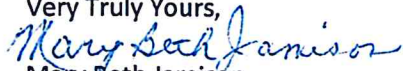
Plymouth Township Planning Agency
February 1, 2017

To: Zoning Hearing Board

Subject: Aristacare at Meadow Springs

Chairman Monacelli made a motion to approve the variance requested to install a parking lot that is closer than 4' from the property line. The motion was seconded by Ms. Harrison and was approved 4-0 with Mr. Frangiosa, Ms. Harrison, Mr. McGuire, and Mr. Monacelli in favor. Mr. Cianciulli, Mr. Costello, and Mr. Stipa were absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary