

April 5, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday April 5, 2017

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

The Pledge of Allegiance was recited.

The following were present:

|                 |                |
|-----------------|----------------|
| Ed Costello     | Member         |
| Vince Frangiosa | Member         |
| Mike McGuire    | Member         |
| Clem Monacelli  | Member         |
| Tony Stipa, Jr. | Member         |
|                 |                |
| Dave Conroy     | Zoning Officer |
| Lonnie Manai    | Engineer       |
|                 |                |
| Absent          |                |
| Tammy Harrison  | Member         |

Chairman Monacelli stated that the purpose of the meeting this evening is to consider an Ordinance to change the Zoning Map classification of the properties located at 2261 Corsons Lane and 201 Plymouth Road from "A" Residential to "Interchange Development" and to amend the "Interchange Development" Zoning District in the Plymouth Township Zoning Ordinance.

Rob Lewis presented this evening representing Commerce Pursuit Capital, Westrum Development and Peter Cross. They are the owners of the affected parcels. Each parcel is five acres. Peter Cross is located at 201 Plymouth Road and Westrum has under agreement the Corsons Lane property. Westrum has two underdeveloped parcels there.

Mr. Lewis displayed an aerial view of the Westrum site. It represents a 210 unit continuing care facility consisting of independent and assisted living.

The developers have been involved with the Township for approximately two years regarding this. Having access to the interchanges and local markets is important for these facilities.

The site does not generate a lot of traffic and shuttle buses would be used to shuttle service to its residents.

Plymouth Township Council was receptive to the general use concept. The site is currently zoned "A" residential. Before taking the plan further the developer had to address two things: traffic circulation and Karst geology in the area.

The developer tried to address these concerns by helping the Township consultants to develop a sinkhole ordinance which was adopted by the Township and is now in place.

With respect to circulation, the facility takes access to a public road at Corsons Lane. The Traffic Engineer was concerned to see if the access was ideal. The only other access was to find a way out to Plymouth Road. The parcel immediately adjacent does have access onto Plymouth Road and that is 201 Plymouth Road.

Westrum reached out to the owner, Peter Cross and reached an agreement for a cross access easement. There is now an agreement in place for that.

The easement allows for 201 Plymouth Road and the Westrum site on Corsons Lane to have access to Plymouth Road and Germantown Pike.

Plymouth Road will have some limitations to its access. There will however be right in and right out access.

Council is now willing to consider the rezoning that is before the Planning Agency this evening.

Discussions have been completed with the Township consultants and the County. The concerns from the Township consultants that are not land development related have been addressed.

Mr. Lewis stated that he believes that the County comments are out of context for what is being proposed.

The Township ordinance eliminated mid-rise apartments in the "Interchange Development" district.

The greatest interest for 201 Plymouth Road has been for a hotel use.

Pedestrian circulation was mentioned by the County. They do not want to encourage this onto Plymouth Road. The developer will look into the feasibility of adding sidewalks if the Township asks.

Mr. Monacelli asked if a traffic study was completed. This has been reviewed by the Township Traffic Engineer, Phil Wursta.

Mr. Monacelli asked if the .6 parking per unit is standard. He was informed that it was for this site. The parking will primarily be for employees and visitor parking.

Mr. Monacelli asked how many employees there would be. There will be approximately 20-25 on a larger shift.

Mr. Manai asked why the developer was not seeking a variance for the floodplain. He was informed that this is not an issue.

Mr. McGuire asked what the memory care unit would be used for. He was informed that sixteen units are being proposed that are primarily for Alzheimer patients. This would be the most intensive needs in the building.

Mr. Frangiosa asked if there would be nursing care. He was advised that there will most likely be nurses.

Mr. Frangiosa mentioned the access from Plymouth Road as well as Corsons Lane with the right in and right out. He believes that this could be an issue and he voiced serious concerns regarding this. People need to be able to get in and out safely. All issues will have to be addressed with the Township Engineer, Mr. Wursta and PennDOT.

Mr. Frangiosa stated that there were reservations and concerns from the County regarding the walking areas. He asked if there would be measures or means to keep residents on the property. This will be looked into.

Mr. Frangiosa asked if there are any other facilities that are the same as the proposed one in the area other than Harleysville. He was informed that it was the only site nearby.

Mr. Stipa stated that he agrees with Mr. Frangiosa's comments and concerns. He has concerns on what Peter Cross may do when that parcel is developed. This could compound the situation on Plymouth Road. He was advised that the only site permitted is a single principal use.

Philip Harris – 143 Plymouth stated his property is adjacent to the property that is being proposed. He is concerned about the impact that it would have on the residents on Plymouth Road. The residents are getting boxed in by the developments that are around them. He asked why the developer was requesting the change from "A" residential to "Interchange Development" District. He was advised that the developer thought this was the most appropriate use.

Lee Andrews – 149 Plymouth stated that his property also abuts the proposed property. He spoke about the problem that he is already having with flooding. There is a sinkhole on his property that needs to be addressed. He is also concerned about traffic issues. He believes that the development will cause property values to decrease.

Mr. Monacelli stated that this area of the Township will have the least impact on the residents.

#### **201 Plymouth Road/2261 Corsons Lane Text Amendment**

Chairman Monacelli made a motion to approve the request for a text amendment with the recommendation that the County recommendations be incorporated. The motion was seconded by Mr. Stipa and passed 5-0 with Mr. Costello, Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Ms. Harrison was absent.

#### **201 Plymouth Road/2261 Corsons Lane Rezoning**

Chairman Monacelli made a motion to approve the rezoning request and was seconded by Mike McGuire. The motion passed 5-0 with Mr. Costello, Mr. Frangiosa, Mr. McGuire, Mr. Monacelli, and Mr. Stipa in favor. Ms. Harrison was absent.

The March 1, 2017 minutes were unanimously approved.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted

*Mary Beth Jamison*  
Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency

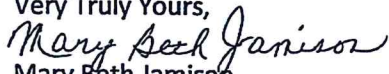
April 5, 2017

To: Plymouth Township Council

Subject: 201 Plymouth Road/2261 Corsons Lane Text Amendment

Chairman Monacelli made a motion to approve the request for a text amendment with the recommendation that the County recommendations be incorporated. The motion was seconded by Mr. Stipa and passed 5-0 with Mr. Costello, Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Ms. Harrison was absent.

Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency

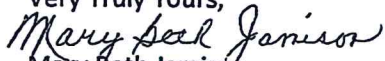
April 5, 2017

To: Plymouth Township Council

Subject: 201 Plymouth Road/2261 Corsons Lane Rezoning

Chairman Monacelli made a motion to approve the rezoning request and was seconded by Mike McGuire. The motion passed 5-0 with Mr. Costello, Mr. Frangiosa, Mr. McGuire, Mr. Monacelli, and Mr. Stipa in favor. Ms. Harrison was absent.

Very Truly Yours,



Mary Beth Jamison

Mary Beth Jamison

Planning Agency Secretary