

August 2, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday August 2, 2017

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

The Pledge of Allegiance was recited.

The following were present:

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

**LAINE WALKER D/B/A MARIA'S HOUSE MONTESSOURI SCHOOL (RONDEAU BROTHERS, LLC) -
676 WEST GERMANTOWN PIKE**

Chairman Monacelli stated that this is an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article IV, Section 500.B.

The Special Exception requested is as follows: To permit an educational use.

Neil Stein, Esq. Attorney for the applicant presented this evening.

Mr. Stein stated that the property was previously owned by the Bruno family. It was sold in 2014 and is now owned by Rondeau. The property is located in a "A" Residential Zoning District.

The applicant has submitted an application and was approved by the Zoning Hearing Board for an office use for the site. It is located on one acre and contains 3,500 square feet of interior space. It has undergone renovations since it was sold.

There is currently an interest from the Montessori School to locate to the property and it will be an educational use.

Student activities will be held on the first floor. There will be significant stacking for segregated pick up and drop off for vehicles. The second floor will be used for an administrative office and the third floor for storage space.

The Zoning Hearing Board has granted a use variance. It is believed that the school will be an asset for the community. There will be approximately thirty students. The students will be between the ages of three and six years old.

There will be less of a need for parking than if the site was used as an office.

Stephanie Laine Walker presented at this point in the meeting. Mr. Monacelli asked if the playground area will be fenced. She advised that it would.

Mr. Frangiosa asked how many visitors there would be daily and was informed that there would be no visitors at the school.

Mr. Frangiosa asked how many special events would be held at the school. Ms. Walker stated that there would be one per quarter. Mr. Frangiosa asked how the parking would be handled for these events. He was advised that there are other businesses located in the area and that the school hoped to use their facilities and then provide busing for the events. Special events would only take place on a Saturday.

Mr. Frangiosa asked if all student activities would take place on the first floor. Ms. Walker stated that they would.

Mr. Frangiosa stated that in the document dated June 14th it states that the area is not suitable for residential living. Mr. Frangiosa stated that the property that abuts the school to the North side on Germantown Pike is a residence. Therefore this document is not accurate. He was advised that this would be withdrawn from the application.

Mr. Stipa stated that he is concerned with the left turn onto Germantown Pike from the site.

Mr. Conroy stated that the applicant would need to comply with the signage restrictions as stated in the zoning order. It would have to be the same amount as what was approved which is seventeen square feet. The applicant will comply with this requirement.

Mr. Conroy stated that the applicant did get zoning relief for impervious coverage up to 28 ½%. If this is exceeded, the applicant will need additional zoning relief. He was informed that this would be less. Mr. Conroy suggested that this be shown on the plan before the Zoning Hearing Board Meeting and then provide the information to him.

Mr. Conroy asked what the total square footage of usable space of the building will be used. Mr. Conroy stated that the parking ratio is 4 ½ spaces per 1,000.

The third floor storage area would have a different ratio. Mr. Conroy advised that this be put in place prior to the Zoning Hearing Board Meeting.

Mr. Monacelli stated that he would recommend that there be no left turn coming out of the site. It should be right in and right out turning only.

Mr. Monacelli asked the number of personnel that would be in the office. He was informed that there would be one.

No adults or children will be on the second floor from first drop off until final pick up.

Mr. Monacelli stated that he has a problem with the school being in this location. He made a motion that the request be denied. The motion was not seconded.

Mr. Frangiosa made a motion to approve the request to permit an educational use subject to the following conditions:

- 1) Special events will be held on weekends only. Parents and visitors will be bused.
- 2) Children will remain on the first floor and not the second floor.
- 3) The Zoning Hearing Board application dated June 14th, Addendum, Section 4, Item 1 will be withdrawn.
- 4) Right in and right out only for traffic patterns with no hours of restriction.
- 5) No adult or child will be on the second floor between first drop off and final pick up.
- 6) Staff hours of operation are from 7:00 a.m. until 4:00 p.m.
- 7) Functional school operations are from 7:30 a.m. until 3:00 p.m.

The motion was seconded by Mr. McGuire and passed 3-1 with Mr. Frangiosa, Mr. McGuire and Mr. Stipa in favor. Mr. Monacelli was opposed and Mr. Costello was absent.

Mr. Conroy informed the Planning Agency that Tammy Harrison has resigned.

The July 5, 2017 minutes were unanimously approved.

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

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
August 2, 2017

To: Zoning Hearing Board

Subject: 676 West Germantown Pike – (Laine Walker D/B/A Maria's House Montessori
School (Rondeau Brothers, LLC)

Vince Frangiosa made a motion to approve the Special Exception requested to permit an educational use subject to the following conditions: 1) Special events will be held on weekends only and parents and visitors will be bused. 2) Children will remain on the first floor and not the second floor. 3) The Zoning Hearing Board application dated June 14th Addendum, Section 4, Item 1, will be withdrawn. 4) Right in and right out only for the traffic pattern, with no hours of restriction. 5) No adult or child will be on the second floor between first drop off and final pick up. 6) Staff hours of operation are from 7:00 a.m. until 4:00 p.m. 7) Functional school operations are from 7:30 a.m. until 3:00 p.m.

The motion was seconded by Mike McGuire and passed 3-1 with Mr. Frangiosa, Mr. McGuire and Mr. Stipa in favor. Mr. Monacelli was opposed and Mr. Costello was absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary