

December 6, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday December 6, 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
Clem Monacelli	Chairman
Mike McGuire	Member
Tony Stipa, Jr.	Member

Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Ed Costello	Vice-Chairman
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#### **601 West Germantown Pike**

Chairman Monacelli stated that this is an application for a modification of a condition imposed by the Zoning Hearing Board on its Order dated June 10, 2016 in the application of Plymouth Meeting, PA (NWC Germantown Pike and Hickory) LLC, as well as a Special Exception and Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1601.C(2) and 1601.C(3)(b).

The Special Exception and Variance requested are as follows: To allow 160 square feet of signage per business use, where 65 square feet of signage is permitted, and a total of 320 square feet of signage for the entire lot, where a total of 195 square feet of signage is permitted on a lot with street frontage exceeding 110 feet; or in the alternative, to allow 160 square feet of signage per business use, where 40 square feet of signage is permitted, and to allow a total of 320 square feet of signage for the entire lot, where a total of 120 square feet of signage is permitted.

Julie Von Sprecklesen, Esq. presented this evening on behalf of the applicant.

The purpose this evening is to provide an overview of the zoning application and to seek a recommendation to permit a modification of the previous approval.

The original application was part of a 2 lot subdivision; 601 and 615 Germantown Pike. 601 Germantown Pike is currently vacant and is 4,500 square feet.

The proposed tenant for 601 Germantown Pike was a cell phone retailer.

615 Germantown Pike was approved for a Mission Barbecue and a Vision Works. These have been constructed.

The prior Zoning Hearing Board decision had a condition that it be developed for one retail use. The cell phone retailer would only have occupied 1,900 square feet of space.

The applicant filed a zoning appeal in June and was looking to allow two tenants in the space. One would consist of a T-Mobile which would occupy 1,900 square feet and the other would have been a Habit Burger Restaurant that would occupy 2,600 square feet. The Planning Agency recommended approval.

At that time Council had concerns pertaining to parking which could not be resolved. The applicant withdrew the zoning application for the Habit Burger.

The applicant would now like to move forward with the 1,900 square foot T-Mobile. A second retail use or other permitted use in a "Limited Commercial" district is also being sought.

Signage is also being sought which is the same as what was proposed previously. It would be the same amount for the second tenant as well.

Mr. Monacelli asked if the T-Mobile sign would be the same size as the Mission Barbecue sign. He was advised that it would be a little smaller.

There is no second tenant yet and it will not be a restaurant.

Mr. Conroy advised that there are thirty-nine spaces for parking on the parcel. There will have to be a 600 square foot storage area to make the parking ratio work when there are two tenants there.

Chairman Monacelli made a motion to approve the request for a Special Exception and Variance pertaining to signage. The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

### **1790 Butler Pike**

Ed Hughes, Esq. presented this evening on behalf of the applicant.

This pertains to an application for a 2-lot subdivision located at the corner of Kirk Street and Butler Pike.

The applicant received zoning relief to demolish the existing single family home and to build a twin home on two undersized lots. The applicant is now following up on the subdivision approval to create the two lots.

Each lot will have its own utilities, stormwater and driveway.

Mr. Hughes spoke about the review letters from Woodrow & Associates, McCloskey & Faber and Traffic Planning and Design. These letters include waiver requests.

The review letter from Traffic Planning and Design is not correct since it incorrectly states that Butler Pike is a State Road. They are also asking for site distance for the driveway and PennDOT construction details. In addition they are looking for an ADA ramp. One is provided at the corner.

Mr. Manai asked about the curb depression which was explained by Mr. Hughes.

Mr. Manai recommended that the applicant seek a waiver request pertaining to grades along the Kirk Street frontage since it is 3% which is not excessive.

Mr. Manai stated that there is an inlet on the frontage on Kirk Street by the Butler Pike intersection. He stated that the plan needs to show how the drainage along the frontage is going to get to that inlet without a curb.

Mr. Monacelli stated that as part of the subdivision sidewalks would need to be installed. Mr. Hughes stated that neighbors are opposed to the installation of sidewalks and curbs.

Mr. Conroy mentioned the landscape buffer with the property directly south. It doesn't show all the way to the end of the property line because there is a garage there.

There will be four bedrooms, and 2 ½ baths per dwelling. There will be no in-law suites.

Mr. McGuire asked if there would be basements and he was advised that there would be.

Mr. Frangiosa stated that he is in favor of installing curbs and sidewalks.

LeAnn and Ray Stockey asked if it were possible to have a section of Kirk Street designated as No Parking. Mr. Manai suggested that the Stockeys' write a letter to the Township Manager and the Chief of Police stating their concerns with the parking. The Stockeys' also suggested that sidewalks not be installed. They do not believe that it adds to the character of the neighborhood.

Mr. Monacelli stated that Township Council recommends sidewalks be installed as part of all new subdivisions in the Township. Council wants a total walkable community.

Chairman Monacelli made a motion to approve the request for a 2-lot subdivision for two (2) attached dwellings. The motion was seconded by Mr. McGuire and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello was absent.

The November minutes were approved unanimously.

Mr. Conroy thanked Chairman Monacelli for serving on the Planning Agency since 2005.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted

  
Mary Beth Jamison  
Recording Secretary

Plymouth Township Planning Agency  
December 6, 2017

To: Zoning Hearing Board

Subject: 601 West Germantown Pike

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Very Truly Yours,

A handwritten signature in cursive script that reads "Mary Beth Jamison". The signature is written in black ink and is positioned above the printed name.

Mary Beth Jamison  
Planning Agency Secretary

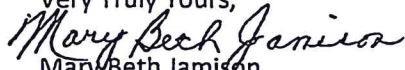
Plymouth Township Planning Agency  
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To: Plymouth Township Council

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Very Truly Yours,

A handwritten signature in cursive script that reads "Mary Beth Jamison".

Mary Beth Jamison

Planning Agency Secretary