

July 5, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday July 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
Clem Monacelli	Member
Tony Stipa, Jr.	Member

Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Absent

Mike McGuire	Member
Tammy Harrison	Member

Mr. Conroy announced that the 676 West Germantown Pike application will be heard by the Planning Agency in August.

CENTRAL MONTCO TECHNICAL HIGH SCHOOL (C/O MR. CHARLES BRAUN)

Chairman Monacelli announced that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XXIX, Section 2901.2. The Variance requested is as follows: To allow 15.4 % building coverage, where a maximum of 15% building coverage is permitted.

The property is located at 821 Plymouth Road in an "Open Space Recreation" Zoning District.

The applicant is requesting an educational variance for the construction of a greenhouse for educational purposes.

Mr. Monacelli asked where the greenhouse would be located. It will be located in back of the school, next to an existing playground.

The greenhouse will consist of a hard, plastic shell. Also included will be electric and water to it.

Mr. Manai asked if the applicant would be interested in having a conversation with the Township to join its program to control stormwater as part of its education program. The applicant stated that this would fit in well with its education program.

A question was asked if there were any plans for an outreach program and there are not.

There is a trench that will be used for water recovery.

Mr. Stipa asked if there are plans for growing anything in the greenhouse using UV or fluorescent lighting. He was advised that there is not.

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

601 WEST GERMANTOWN PIKE

Chairman Monacelli read the Variance pertaining to signage for a proposed restaurant and retail store. The property is located in a "Limited Commercial" Zoning District.

Julie Von Spreckelsen, esq. was present on behalf of the applicants, Plymouth Meeting PA, NWC Germantown Pike and Hickory LLC who are the legal property owners.

Last year, the applicant received approval from the Township to subdivide the property into two lots. One was 601 West Germantown Pike and the other is 615 West Germantown Pike. The 615 West Germantown Pike property consists of a Vision Works and a Mission Barbecue Restaurant.

The applicant is seeking modification of the prior approval with regard to use only. The footprint of the building and parking will essentially remain the same.

A Habit Burger Restaurant and a T-Mobile store are being proposed at the 601 West Germantown Pike location. A Special Exception is being requested to allow the restaurant as well as a Variance to allow a take-out.

The applicant is also seeking Variances for signage. 326.5 square feet is being requested where 195 square feet is permitted. What is being sought is similar to the site located next door.

The request was outlined to Plymouth Township Council and they had no opposition.

Food will be cooked to order at the Habit Burger Restaurant. The restaurant will consist of 50% booths and 50% tables.

There will be no patio at this location.

No alcohol will be served.

Mr. Manai asked if a BYOB will be permitted. He was advised that it will not.

The hours of operation will be from 10:30 a.m. until 10:00 p.m., Monday through Saturday, and from 10:30 a.m. until 9:00 p.m. on Sunday.

The average turnover of tables is approximately thirty minutes.

No parking variance is being requested.

No drive-thru is being proposed.

No parking spaces are proposed for take-out.

All signs will be located on the building, not on the highway.

A refrigerated trash enclosure is being proposed behind the building.

Mr. Conroy stated that the Township has been having issues with Mission Barbecue pertaining to noise. The Township is however in receipt of correspondence from them advising that this will be corrected.

Mr. Conroy mentioned that the applicant stated that there may be sixty to seventy seats at the restaurant. The application only lists fifty seats. Anything more than fifty seats will affect the parking ratio and the applicant will need to apply to the Zoning Hearing Board for additional relief. The Township parking requirement is one space for parking for every four seats. The applicant will check on this.

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

CRAFT CUSTOM HOMES, LLC (KELMAN AND MAGLIARI REALTY, LLC)

Chairman Monacelli stated that this is an application for Variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Sections 700.A, 702.A, 702.C1 and 702.C.2 and Article XIX, Section 1908.C.

The Variances requested are as follows: To allow two (2) attached dwellings with lot sizes of 7,200 square feet, where a minimum lot size of 9,000 square feet is required; to allow a side yard setback of 0 feet, where a minimum of 12 feet is required; to allow impervious coverage that is 0 feet from the property line, where a minimum of 4 foot setback is required.

The property is located in a "C" Residential Zoning District. The property is located at 1790 Butler Pike.

The proposal is to demolish the current single-family dwelling and construct a set of twins.

The applicant has met with the neighbors regarding the proposal. The neighbors did not want a commercial property built at the site. Many would support a twin structure. Some neighbors were concerned with the height. They were informed that the height will be kept low.

Mr. Frangiosa asked if any residents were opposed. He was advised that the neighbor on Butler Pike would prefer that the property remain a single-family dwelling.

Each dwelling is forty-nine feet wide and thirty feet deep. Each property will consist of 2,400 square feet of living space.

Mr. Manai asked if improvements would be done pertaining to stormwater management. He was advised that they would be completed.

Basements will be included.

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

627 OLD ELM STREET SUBDIVISION

Ty Borkowski, Co-owner of Tyson Homes was present this evening pertaining to the subdivision.

The applicant is proposing developing the property that fronts on Fulton Street. The applicant has received zoning approval for a side yard variance.

A report was received by Mr. Borkowski from Traffic Planning and Design. All comments are minor and should not be an issue.

Mr. Monacelli mentioned the letter from the County pertaining to the installation of sidewalks on Old Elm Street. Curbs and sidewalks will be put in with the new dwellings.

Mr. Manai stated that there are minor comments that need to be addressed from the Township consultants. Mr. Borkowski stated that these will be resolved.

An audience member asked a question pertaining to stormwater which was answered by Mr. Borkowski.

Mr. Conroy stated that if there are any issues during construction that need to be addressed, they can be directed to his office.

Chairman Monacelli made a motion to approve the Subdivision for 627 Old Elm Street. Mr. Stipa seconded the motion and it passed 4-0 with Mr. Costello, Mr. Frangiosa, Mr. Monacelli and Mr. Stipa in favor. Ms. Harrison and Mr. McGuire were absent.

The June 7, 2017 minutes were unanimously approved.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
July 5, 2017

To: Zoning Hearing Board

Subject: CENTRAL MONTCO TECHNICAL HIGH SCHOOL
(C/O MR. CHARLES BRAUN)

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

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
July 5, 2017

To: Zoning Hearing Board

Subject: 601 WEST GERMANTWON PIKE

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

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
July 5, 2017

To: Zoning Hearing Board

Subject: 1790 BUTLER PIKE – CRAFT HOMES, LLC
(KELMAN AND MAGLIARI REALTY, LLC)

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

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

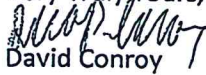
Plymouth Township Planning Agency
July 5, 2017

To: Plymouth Township Council

Subject: 627 OLD ELM STREET SUBDIVISION (S.D. 17-1)

Chairman Monacelli made a motion to approve the Subdivision for 627 Old Elm Street. Mr. Stipa seconded the motion and it passed 4-0 with Mr. Costello, Mr. Frangiosa, Mr. Monacelli and Mr. Stipa in favor. Mr. McGuire and Ms. Harrison were absent.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "David Conroy", written over the printed name.

David Conroy
Interim Planning Agency Secretary