

June 7, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday June 7, 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
Lonnie Manai	Engineer

Absent

Ed Costello	Member
Tammy Harrison	Member

Mr. Conroy announced that the 901 Germantown Pike application has been withdrawn.

WOODSPRING SUITES PHILADELPHIA PLYMOUTH MEETING LLC (PLYMOUTH PARK DFC LLC) – 101 LEE DRIVE

Chairman Monacelli stated that this is an application for a Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1400.1.2, Article XVII, Section 1700 D.3; Section 1704, and Section 1707.

The Variances requested are as follows: To allow a hotel with no lot frontage on an arterial highway, where at least 500' is required; to allow 136 parking spaces, with no off street loading spaces, where a minimum of 186 parking spaces are required; to allow berming of mounded earth at a height less than the required 3' height. The property is located in a "Limited Industrial " Zoning District.

Hercules Grigos, Esquire and Rhett Chiliberti, P.E. presented this evening on behalf of the applicant.

Mr. Grigos stated that the proposal is for the construction of a hotel at the site. It is a permitted use with four variances being requested from the Zoning Hearing Board. The applicant will be submitting a land development plan.

The Hotel would be a Woodspring Suites with the focus being on rooms and comfort. The emphasis would be for people traveling to the area for business for weeks at a time. The hotel will be an extended stay concept.

The amenities do not include a pool or restaurant. There will be a small exercise room.

The applicant is seeking a parking variance. The Township code requires 1.5 spaces per unit and 1.11 is being proposed. The hotel will consist of 124 rooms and will be approximately 48,000 square feet.

A loading zone is required in the Limited Industrial Zoning District, however the hotel will not have typical loading. Most deliveries will be by UPS, no large trucks will deliver to the site once the hotel has opened for business.

Rhett Chiliberti highlighted the following.

Mr. Chiliberti outlined the conceptual landscaping plan. There are plans to offset the berm. The plan includes implementing shrubs, ornamental trees and evergreens.

The North and West side will have a retaining wall that will be somewhat decorative in nature. This will provide a nice buffer from the street to the hotel.

Mr. Monacelli asked if there will be off street loading. There will only be UPS deliveries, no large trucks of any kind.

Mr. Monacelli asked if there would be eating facilities. He was advised that there will not be a restaurant at the hotel. There will be a small microwave and a hot plate located in the rooms. In addition, there will be an area where you can microwave food in the lobby.

Mr. Stipa stated that what is shown on the map does not include the balance of lot eight and nine.

Mr. Manai asked if it was possible for the applicant to apply for zoning relief prior to submitting a subdivision plan. Mr. Conroy stated that he will check with the Township Solicitor regarding this.

There are no plans to purchase the lot that is left.

Mr. McGuire asked about the limited amenities. Mr. Chiliberti stated that the amenities will be basic.

Most of the Woodspring Suites are located in western, PA. The applicant is interested in getting in the Philadelphia suburban market.

Mr. Monacelli asked if there was a space for a dumpster and he was informed that there was.

No external meetings will be held on site.

The average stay is approximately two weeks.

There will be a refrigerator in the room.

Staff will not prepare food.

There is no pool on site.

There will be no external guests. The only use is for guests who are on site.

Mr. Stipa asked if the parking was consistent with other hotels in the area. Mr. Conroy advised that it is.

Mr. Conroy asked if the Township Fire Marshal has been consulted with respect to the plan and he was informed that he was.

Chairman Monacelli made a motion to approve the Variances requested with the following conditions noted. 1) No oversized vehicles are permitted at the facility, 2) No off-site parking will be permitted, 3) No food preparation will take place on site with regards to the restaurant and meals, 4) Parking is for guests and patrons only, 5) There is no pool, 6) No large trucks are permitted for deliveries after opening, 7) No adjacent parking off the facility will be used and 8) No cooking will take place outside of the room. Mr. McGuire seconded the motion and the motion passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello and Ms. Harrison were absent.

421 GERMANTOWN PIKE ASSOCIATES CO/PENNMARKE PROPERTIES

This is an application for a Special Exception from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XXVIII, Section 2800.D.1 and Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article, XXVIII, Section 2800.D.1.a.

The Special Exception and Variance are requested as follows: To allow a restaurant use without a refrigerated garbage facility. The property is located in a "Limited Commercial" Zoning District.

Rob Lewis, Kaplin, Stewart was present representing 421 Germantown Pike Associates.

Mr. Lewis stated that the site is most readily identified as the Starbucks location.

It is an approximately 10,000 square foot multi-tenant building. The applicant is proposing to lease the former eyeglass facility.

There are several other restaurants in the Township that are located in the "Limited Commercial" Zoning District. The restaurant is permitted by Special Exception.

This location is otherwise not changing. The parking is not being modified. This would be merely a tenant fit out of the space.

In terms of use it satisfies each of the criteria for "Limited Commercial" use in a restaurant district.

The restaurant will provide a healthy alternative to fast food. This will be a dine in as well as a take-out facility.

Mr. Monacelli asked where the restaurant will be going on the drawing. Mr. Lewis said that it will be behind the Starbucks.

Mr. Manai asked if there will be a liquor license. Mr. Lewis advised that there would not.

Mr. Manai asked about the hours of operation. Mr. Lewis stated that this has not been determined yet.

There will be a single front access for patrons.

Mr. Manai asked how many employees there will be. Mr. Lewis advised that there would be three at any one time.

Mr. Frangiosa stated that he would like to see the hours of operation as no earlier than 7:00 a.m. and no later than 9:00 p.m. Mr. Lewis stated that he would like to have 10:00 p.m. as an option for closing.

Mr. Stipa asked if 421B is the parcel that is being described. Mr. Lewis advised that it is. It is being subdivided into two spaces.

Chairman Monacelli made a motion to approve the Special Exception and Variance request to allow a restaurant use without a refrigerated garbage facility with the condition that the hours of operation are no earlier than 7:00 a.m. and no later than 10:00 p.m. The motion was seconded by Mr. Frangiosa and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello and Ms. Harrison were absent.

2261 CORSON'S LANE CONDITIONAL USE

Chairman Monacelli stated that this is a request of Commerce Pursuit Capital, L.P. The applicant is seeking a Conditional Use to permit elderly housing/assisted living at 2261 Corson's Lane.

Rob Lewis presented this evening on behalf of the applicant.

The Planning Agency discussed the application.

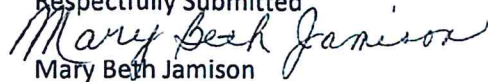
Plymouth Township Council will conduct a Conditional Use Hearing regarding the request on Monday, June 12, 2017, at 6:30 p.m. at the Municipal Building.

Following discussion by the Planning Agency, Chairman Monacelli made a motion to approve the request for a Conditional Use to permit elderly housing/assisted living at 2261 Corson's Lane. 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 and Ms. Harrison were absent.

The May 3, 2017 minutes were unanimously approved.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
June 7, 2017

To: Zoning Hearing Board

Subject: WOODSPRING SUITES PHILADELPHIA PLYMOUTH MEETING LLC (PLYMOUTH PARK)
DFC LLC) – 101 LEE DRIVE

Chairman Monacelli made a motion to approve the Variances requested with the following conditions noted. 1) No oversized vehicles are permitted at the facility, 2) No off-site parking will be permitted, 3) No food preparation will take place on site in regards to the restaurant and meals, 4) Parking is for guests and patrons only, 5) There is no pool, 6) No large trucks are permitted for deliveries after opening, 7) No adjacent parking off the facility will be used and 8) No cooking will take place outside of the room. Mike McGuire seconded the motion and the motion passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello and Ms. Harrison were absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
June 7, 2017

To: Zoning Hearing Board

Subject: 421 GERMANTOWN PIKE ASSOCIATES C/O PENNMARK PROPERTIES – 421 GERMANTOWN
PIKE

Chairman Monacelli made a motion to approve the Special Exception and Variance request to allow a restaurant use without a refrigerated garbage facility with the condition that the hours of operation are no earlier than 7:00 a.m. and no later than 10:00 p.m. The motion was seconded by Mr. Frangiosa and passed 4-0 with Mr. Frangiosa, Mr. McGuire, Mr. Monacelli and Mr. Stipa in favor. Mr. Costello and Ms. Harrison were absent.

Very Truly Yours,


Mary Beth Jamison

Planning Agency Secretary

Plymouth Township Planning Agency
June 7, 2017

To: Plymouth Township Council

Subject: 2261 CORSON'S LANE CONDITIONAL USE

Chairman Monacelli made a motion to approve the request for a Conditional Use to permit elderly housing/assisted living at 2261 Corson's Lane. 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 and Mr. Harrison were absent.

Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary