

May 3, 2017

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday May 3, 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

DICKINSON FARMSTEAD GRANT APPLICATION

Karen Franck, Director of Parks and Recreation presented this evening regarding this request.

Ms. Franck explained that she is looking for a letter of consistency from the Planning Agency to apply for the grant.

The Township has recently been in negotiations for an agreement of sale of the property. Three grants have already been applied for and this will be the fourth.

DCED does require a letter of consistency from the Planning Agency. Ms. Franck presented a sketch plan of what the property would be. She highlighted the area where the DCED grant pertains to.

This includes the parking area, stormwater management, some of the walkways and the trails to get to some of the other amenities that the Township is looking to do in the future.

The Township is looking to purchase the property within the grant regulations and has applied for an acquisition grant. The Township is looking to possible purchase the property before the end of June.

The grant would go into effect later in the year, if awarded.

Mr. Monacelli asked how much was being asked for with the grant. Ms. Franck advised that it is \$250,000. It is an 85/15 split grant.

The Plymouth Meeting Historical Society are the current owners of the property.

Mr. Frangiosa asked if this is a conceptual plan or the actual plan for what is planned to be done. Ms. Franck stated that this is the proposed plan.

Mr. Frangiosa asked if the trail was going to connect across Germantown Pike on that side of the street. Ms. Franck advised that this is the plan.

The County is going to contribute \$35,000 towards the acquisition.

Mr. Frangiosa believes that this is a wonderful idea to preserve the farmstead. It is returning more to nature than what already exists.

Chairman Monacelli made a motion to approve the grant application. 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.

1103 W. RIDGE, LLC

Chairman Monacelli stated that this is a request for a Special Exception to allow for the outside storage of materials and equipment, or in the alternative, to grant a use Variance for the proposed use.

Greg Adelman, Esquire from Kaplan Stewart presented this evening on behalf of the applicant.

Mr. Adelman stated that is really a Miller Brothers zoning application.

He advised that it is basically a landlocked property. The applicant is proposing to expand the property for the storage of materials as noted.

It will consist of a gravel type of base for the storage. It is the same use as what currently exists across the street.

The Variance is being requested because the use is not permitted in a Commercial Zoning District.

There will be no impact on any of the public roads since it takes access off of a private drive.

Mr. Monacelli asked if the applicant would be using Academy Drive for access. He was advised that this is correct, otherwise it is landlocked. There is no public road frontage.

The property was acquired last June.

There may be some lighting incorporated.

Mr. Manai asked if it was correct that the public would not be involved at all. Mr. Adelman stated that it is correct.

Mr. Manai stated that there are two similar facilities like this in the Township so there is a precedent in the Township for something of this nature.

Mr. McGuire asked for examples as to what would be stored there. There would be trucks, backhoes, boxes, etc. No hazardous materials or chemicals.

Mr. Frangiosa asked what kind of fencing would be used. Mr. Adelman stated that it would be a six foot high single fencing, chain link.

Mr. Stipa asked if the main office would be 1103 W. Ridge Pike. He was advised that it was 301 Alan Wood Road.

Mr. Conroy stated that the six foot fence is permitted in the Township. However, only in the Heavy Industrial and Limited Industrial Zoning Districts can you have barbed wire. If the applicant would like to put barbed wire above the six foot fence, he would need to apply to the Zoning Hearing Board for a Variance.

Mr. Conroy stated that Janeway Towing Company currently stores their cars across the street so there is a precedent for this in that area.

Mr. Conroy advised the Planning Agency that they are voting this evening on whether to grant a Special Exception or a Variance. In order to be granted a Variance, the applicant would need to prove a hardship.

Chairman Monacelli made a motion to approve a Special Exception to allow for the outside storage of materials and equipment. 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 April 5, 2017 minutes were unanimously approved.

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

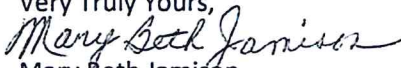
Plymouth Township Planning Agency
May 3, 2017

To: Zoning Hearing Board

Subject: **1103 W. RIDGE, LLC**

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Very Truly Yours,



Mary Beth Jamison

Planning Agency Secretary