

April 4, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday April 4, 2018

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

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Chairman
Vernon Harper	Member
Monica McCullough	Member
Tom Parkin	Member
Anthony Stipa, Jr.	Vice-Chairman
Greg Sudell	Member

Absent: Mike McGuire

Dave Conroy	Zoning Officer
Bob Jordan	Engineer

Rob Lewis, Esquire presented this evening pertaining to the request by the developer for a land development at 2261 Corsons Lane for a new 210 unit assisted living facility.

The property consists of 5 acres of land and contains two pieces. There is a vacant area there that extends down to Plymouth Road. It stretches between Corsons Lane and Plymouth Road. It is currently undeveloped. The property has an address of 2261 Corsons Lane and the developer is requesting to have this changed to 215 Plymouth Road. This needs to be done through the emergency services.

The property is surrounded by the Turnpike ramps and the Northeast extension.

There will be access at both ends but the primary entrance will face Plymouth Road.

Approximately a year ago the developer came before the Planning Agency requesting their review of a property text amendment and map change to change the property from "A" Residential to "Interchange Development" for a 210 assisted living facility. The developer then came back with a Conditional Use Plan.

Mr. Lewis discussed the layout of the site. It would be an independent care assisted living and memory care facility.

Mr. Lewis outlined where he believed that stormwater management would be.

Traffic studies have been prepared and reviewed. There is safe and efficient egress and ingress at both access points to the site.

Access at Plymouth Road is subject to a PennDOT review. It has not been determined yet whether PennDOT will allow a left in and left out off of Plymouth Road. The Township Traffic Engineer is involved in this process.

The vast majority of residents at the facility will not have vehicles. Bus service will be provided to take residents to the surrounding areas.

The driveway location at Corsons Lane was shifted according to the Township Engineer. In addition, a fire access road was added behind the building. Engineering is being done in order to bring utilities to the site. There is a challenge in getting public water and sewer to the site. The pump station will service the hotel.

The developer last submitted plans to the Township in October. These plans have been reviewed by the Township Engineer and Township staff.

The developer is asking that the Planning Agency recommend approving the land development request for the assisted living facility to Plymouth Township Council.

Mr. Sudell asked if this is would be a skilled facility with in-patient care. Mr. Lewis advised that there would be both independent living and a memory care unit.

Mr. Sudell voiced his concern about the volume of traffic that would be created on a daily basis. Mr. Lewis stated that there would be a low volume of traffic generated.

Mr. Lewis stated that there will not be a signalized access to the facility.

Ms. McCullough asked if the access road on the plan would be shared by the hotel. Mr. Lewis advised that it would. She also asked about stormwater management plans. Mr. Lewis stated that the plans meet the Township ordinance and also meets both the State and DEP requirements.

Mr. Stipa had concerns with the traffic on Germantown Pike heading West, turning onto Corsons Lane.

The County has requested sidewalks and crosswalks.

Mr. Lewis spoke about the Cross County Trail and traffic.

Mr. Frangiosa mentioned the bus stop located at the Plymouth Meeting Mall and that this could be used to pick up staff and bring them to the facility.

Mr. Frangiosa asked about the sinkhole that is located on the property. Mr. Lewis stated that the sinkhole on site is not large and that there is a remediation plan in place should it open up.

Mr. Frangiosa suggested that perhaps a fence should be installed. Mr. Lewis advised that the Township ordinance may not permit this. Mr. Frangiosa stated that public safety is a concern and suggested that this should be a condition for approval of the land development.

Mr. Frangiosa stated that he realizes that the Planning Agency is limited in terms of what they can require since it is a PennDOT road. Mr. Frangiosa strongly recommends that Plymouth Road be

right in and right out only and that PennDOT review the entirety of Plymouth Road.

Mr. Frangiosa stated that he does not want the facility being used as a cut-through.

It was asked if the developer has given any consideration to making the facility a gated community. Mr. Lewis stated that the developer has considered it but it does not provide the access needed for a hotel. Mr. Lewis advised that residents are very self-contained once they are on the property.

There could be up to forty employees present at the facility at one time. There are eating facilities onsite for staff who use buses to get to work.

Mr. Conroy asked if the Turnpike Commission was ever approached about having the access road go out onto their off-ramp going out to Plymouth Road. Mr. Lewis stated that he did not believe that they were and that this would involve redevelopment of the ramp.

There are not facilities provided for outside banquets.

Mr. Frangiosa read a list of the waivers that are being requested by the developer for the land development.

Mr. Frangiosa made a motion to approve the request for a land development for a new 210 unit assisted living facility subject to the conditions as follows:

- 1) The existing bus for the site will also transport staff to and from the site to mass transit.
- 2) Fencing will be installed to prevent access to the potential area of concern that has been Marked by the applicant and noted by the Montgomery County Planning Commission to Provide a barrier should that area become a sinkhole per Township ordinance and under The Township's guidance.
- 3) Right in and right out only on Plymouth Road. Also requesting that PennDOT review the entirety of Plymouth Road between Germantown Pike and Butler Pike.


The motion was seconded by Mr. Parkin and passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, Mr. Stipa and Mr. Sudell in favor. Mr. McGuire was absent.

Mr. Conroy stated that in recent years it has been the general practice that the Planning Agency wanted applicants coming before the board to have relatively clean reviews first. Mr. Conroy asked if the board wanted to continue this practice. The board has always wanted to see review letters prior to making a decision. Mr. Conroy asked the board to let him know what they would like to do regarding this.

Mr. Conroy will provide the Planning Agency with an updated list of its members.

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

Respectfully Submitted


Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
April 4, 2018


To: Plymouth Township Council

Subject: Arbour Square – 2261 Corsons Lane

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Very Truly Yours,

Mary Beth Jamison
Planning Agency Secretary