

February 7, 2018

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday February 7, 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
Mike McGuire	Member
Tom Parkin	Member
Anthony Stipa, Jr.	Vice-Chairman
Greg Sudell	Member
Dave Conroy	Zoning Officer
Lonnie Manai	Engineer

Mr. Conroy welcomed new members, Vernon Harper and Tom Parkin to the Planning Agency.

Mr. Conroy announced that the 676 West Germantown Pike Zoning Hearing Board application has been withdrawn.

Reorganization

Mr. Conroy asked for nominations for Chairman. Tony Stipa nominated Vince Frangiosa and it was seconded by Greg Sudell. The motion passed unanimously.

Chairman Vince Frangiosa nominated Tony Stipa for Vice-Chairman. The motion was seconded by Mike McGuire and passed unanimously.

1960 Lynda Drive

Neil Stein presented this evening pertaining to the application for a 2-lot subdivision at 1960 Lynda Drive creating one additional lot for a future single family dwelling.

Mr. Sudell asked when the single family dwelling would be constructed. Mr. Stein mentioned it should be built within the next five years.

Mr. Conroy stated that all impervious coverage cannot be closer than 3' from the property line. The record plan will need to be revised prior to recording to show this.

Vince Frangiosa made a motion to approve the Subdivision, associated waivers, and the condition that all impervious surfaces be at least 3' off of the property line. The motion was seconded by Greg Sudell.

The motion passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin and Mr. Sudell in favor. Mr. Stipa recused himself.

1815-1817 Gallagher Road-Carfam, LLC & Norfolk Southern Corporation

Mr. Frangiosa stated that this is an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Sections 1404.D, 1404.F, 1404.G.1, 1404.G.2, 1404.G.3, 1404.H.1, 1404.H.2, 1404.H.3, 1405, 1406, & 1408; Article XVII, Sections 1701.B, 1704, 1706, & 1707.

The Variances requested are as follows: To allow 41.2% building coverage on Lot 2, where a maximum of 33 1/3% is permitted; to allow 76.39% impervious coverage on Lot 1, where a maximum of 75% is permitted; to allow a front yard setback of 30.24' on Lot 2, where a minimum of 50' is required; to allow a side yard setback of 1.13' on Lot 2, and 0' on Lot 3, where a minimum of 50' is required; to allow a rear yard setback of 0' on Lot 2, where a minimum of 50' is required; to allow a front yard parking setback of 1.73' on Lot 1, and 4.72' on Lot 2, where a minimum of 25' is required; to allow a side yard parking setback of 0' for Lots 1,2, & 3 where a minimum of 10' is required; to allow a rear yard parking setback of 0' on Lot 1, where a minimum of 25' is required; to allow parking areas without providing buffering and berming; to allow a 24' aisle width on Lot 2, without an adequate loading space, where a minimum of a 26' aisle width is required; to allow parking spaces on Lot 2 to be located in excess of 200' from the main entrance of the proposed building. The properties are located in a "Limited Industrial" zoning district.

Marc Toth, Engineer presented this evening.

The purpose of the plan is to modernize the facility and to consolidate the maintenance facility and to upgrade that with several of the storage containers on site to house all the materials inside under one roof.

The versatility of the site will be improved. The driveway will be extended towards the back to make the facility more user friendly.

The lot was reconfigured to allow for common building frontage.

The project is proposing to re-stripe the rear parking area and reduce the impervious coverage on site.

Lot 3 is an easement from Norfolk Southern Railroad. A letter has been received from them in support of the application. The applicant has a long-term lease from them to use for the parking facilities.

Mr. Manai stated that what is being presented this evening does not detail any civil engineering issues. Mr. Manai has no engineering issues at this time. If the applicant moves forward, a land development plan will need to be presented to the Township that will show how the development of the proposed maintenance building will be in compliance with the Township ordinance.

Mr. Frangiosa stated the plan shows three lots that are joined, acting as one. It is a business that wants to be against the rail yard. The fences will be kept and will prevent people from crossing.

Mr. Sudell asked if there would be fencing around the entire area and was informed that there would be. There will be fencing installed to the rear of the parking area toward the railroad.

The proposal outlines plans to re-stripe Lot 3 of the parking area. The impervious coverage will be decreased. There will not be a significant number of parking spaces. It is not considered to be a high traffic area for customers.

Two additional parking spaces are being proposed between lots 1 and 2.

The easement being granted from Norfolk Southern Railroad does not require any amendment to the lease.

Mr. McGuire asked about the building. Mr. Toth stated that the maintenance will service different types of vehicles. The bottom half of the building will be used for maintenance and storage. A one-story building will be visible from the street. The maintenance building will be located on the lower level.

The existing two-story building on site serves as an office. It is converted from an existing home.

There will be a single tenant at the location.

Mr. Conroy stated that the original plan stated that the property may be encroaching on a flood plain but this is not the case.

Mr. Frangiosa stated that the business will keep the rail line protected.

No one in the audience was either in favor of or was opposed to the request.

Vince Frangiosa made a motion to approve the variances requested. The motion was seconded by Monica McCullough. The motion passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa and Mr. Sudell in favor.

Danella Properties Conditional Use

Tyler Mullen, Esquire presented this evening.

Mr. Mullen stated that this pertains to a conditional use request from Danella Properties to construct and erect an outdoor off site advertising sign or billboard.

The billboard will be located to the Northeast of where the Turnpike crosses over Conshohocken Road. It sits within the Off-Site Outdoor Advertising Sign Overlay District.

Billboards are permitted in certain districts within the Township.

Mr. Danella has been before the Zoning Hearing Board for the variances that were requested and approval was granted. The billboard will not cause any unnecessary hardship within the Township and will not have a negative impact on the neighboring properties.

The back of the billboard will be black so there is no spillover of light to residents.

The primary variances were granted with respect to the proximity of the billboard to other billboards. The billboards are not permitted to be closer than 1,000 feet apart. This billboard would be less than that. The billboard will be slightly larger than what is permitted in the Township code. It will however be smaller than the other two billboards located in the Overlay District.

It will be a digital billboard and will change every eight seconds.

Mr. Mullen displayed the site plan to the Board.

Anthony Hibbelin, Engineer presented at this point in the meeting.

Mr. Conroy explained that the Township Zoning map shows the red overlay district along the Turnpike and outlines where the off-site advertising signs are permitted in the Township. There are two areas.

Mr. Manai asked if the sign location meets the requirements of the Turnpike Commission. Mr. Hibbelin stated that Mr. Danella will seek this approval after receiving approval from the Township. This will be addressed in the traffic study.

The billboard does comply with the requirements in the Overlay District.

The sign will also comply with the Township's setback requirements.

An aerial image of the site was provided.

Mr. Manai asked if this would be the only sign in this particular district. Mr. Hibbelin advised that there are two additional signs. The sign will be located 500 feet from the proposed future ramp by the Turnpike.

Mike Tantala, Engineer presented to the Board.

Mr. Tantala spoke about the traffic safety component as well as the slip ramp and the technology of the billboard and how the light emitted would affect the neighboring properties.

The proposal is to advertise to the Eastbound and Westbound traffic on the Turnpike.

The billboard will have a strictly controlled installation regarding the timing and brightness. The light will be emitted from the face and will limit the spillage over the sides. It adjusts automatically to control its brightness.

The sign to sign space complies with PennDOT standards. The billboard also complies with Federal highway regulations.

There have been a number of studies that reinforce the safety of this type of technology. There are no traffic concerns.

The proposed billboard could be used for amber alerts.

The billboard exceeds Federal and State regulations.

A question was asked as to what will happen if the billboard malfunctions. Mr. Tantala advised that there will be a service that would repair it. It would be shut off.

Fred Berg provided photos of various intersections throughout the Township as to how the billboard will look from that location. The only location where the billboard would be seen is from Ridge Pike and Conshohocken Road.

Mr. Sudell asked how many different ads can be run on the billboard. Mr. Berg stated that they are typically sold in blocks. Advertisers would buy so many blocks per minute. There are six different displays per minute.

The billboard would be changed remotely and would be accessed by a ladder for maintenance. It would not be able to be accessed by just anyone.

One concern that the Zoning Hearing Board expresses was putting in an additional billboard in the Township since there are currently three. Two are located in the Overlay District and one is in another.

The billboard is smaller than the industry standard.

Mr. Frangiosa voiced concerns with allowing another billboard in the Township when there are already three. Mr. Manai stated that each case stands on its own merits.

Mr. Frangiosa stated that if the billboard is approved it could provide an opportunity for more billboards to be permitted in the Township. He is concerned about volume and density. The Township is already at the maximum. Mr. Frangiosa would like to re-visit this as part of the Comprehensive Plan and that a broader look is necessary.

Mr. Berg stated Mr. Danella showed that the variances that were requested proved a hardship. Mr. Danella now needs to show that the billboard shows no detriment to residents and businesses.

Mr. Conroy reminded the Board that the Zoning Hearing Board has approved the variances that are being requested. Before the Planning Agency this evening is the request for a conditional use. The Planning Agency will make its recommendation to Township Council.

No one in the audience was in favor of or in opposition to the request.

Vince Frangiosa made a motion to deny the request to construct and erect an outdoor off-site advertising sign. Tom Parkin seconded the motion and the motion passed 5-2 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, and Mr. Stipa in favor. Mr. McGuire and Mr. Sudell were opposed to the motion.

The January minutes were unanimously approved.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted

Mary Beth Jamison

Mary Beth Jamison
Recording Secretary

Plymouth Township Planning Agency
February 7, 2018

To: Plymouth Township Council

Subject: 1960 Lynda Drive

Vince Frangiosa made a motion to approve the Subdivision, associated waivers, and the condition that all impervious surfaces be at least 3' off of the property line. The motion was seconded by Greg Sudell. The motion passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, and Mr. Sudell in favor. Mr. Stipa recused himself.

Very Truly Yours,

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

Mary Beth Jamison
Planning Agency Secretary

Plymouth Township Planning Agency
February 7, 2018

To: Zoning Hearing Board

Subject: 1815-1817 Gallagher Road

Vince Frangiosa made a motion to approve the variances requested. The motion was seconded by Monica McCullough. The motion passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

Very Truly Yours,


Mary Beth Jamison
Planning Agency Secretary

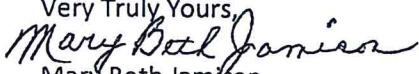
Plymouth Township Planning Agency
February 7, 2018

To: Plymouth Township Council

Subject: Danella Properties Conditional Use

Vince Frangiosa made a motion to deny the request to construct and erect an outdoor off site advertising sign. Tom Parkin seconded the motion and the motion passed 5-2 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, and Mr. Stipa in favor. Mr. McGuire and Mr. Sudell were opposed to the motion.

Very Truly Yours,

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

Mary Beth Jamison
Planning Agency Secretary