

January 9, 2019

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, January 9, 2019

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	Recording Secretary
Mike McGuire	Absent
Tim Woodrow	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

REORGANIZATION

Mr. Sudell nominated Vince Frangiosa as Chairman. Mr. Stipa seconded the motion and the motion passed 5-0 with Mr. Harper, Ms. McCullough, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor. Mr. McGuire was absent.

Chairman Frangiosa asked for nominations for Vice-Chairman. Mr. Sudell nominated Mr. Stipa for Vice-Chairman and was seconded by Ms. McCullough. The motion passed 5-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, and Mr. Sudell in favor. Mr. McGuire was absent.

Mr. Frangiosa nominated Mr. Sudell as Recording Secretary. The motion was seconded by Mr. Harper and passed 5-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, and Mr. Stipa, in favor. Mr. McGuire was absent.

SAGE LIVING – TEXT AMENDMENT

Denise Yarnoff, Esquire was present this evening pertaining to the Sage Living-Text Amendment.

Ms. Yarnoff stated that the text amendment is to add elderly housing/assisted living use to the "Shopping Center" Zoning District.

The concept has been in the works for approximately nine months and the applicant has been working with Township Council. The plan is to retrofit the existing vacant office building located at the Plymouth Meeting Mall to an assisted living facility.

There are a number of such facilities in surrounding States.

The building is owned by Keystone Property Group and has been vacant for some time.

Currently the "Shopping Center" District does not allow for assisted living facilities.

Council will be holding a hearing on the Sage Living Text Amendment on January 14th.

Ms. Yarnoff presented a booklet of information to the Planning Agency.

The proposed site is 502 W. Germantown Pike and it is located on eleven acres. It is its own parcel. Sage is planning to retrofit the building.

The assisted living facility will be a place where family will want to come. The facility will allow residents living there to have an inter-generational, walkable community.

The facility will allow residents living there to remain independent. Sage Living has been in business for approximately twenty-eight years and they operate only senior living sites.

Ms. Yarnoff displayed what the buildings will look like including the interiors. There will be some living space located on the roof of the building as well.

Sage Living is seeking to change the ordinance to allow for the assisted living use.

Mr. Woodrow stated that Council has voiced some concerns pertaining to the Mall. If the ordinance is adopted, Sage Living will need to come back and present a land development plan to the Township.

One of the requested changes by the Township consultant was to require this use by conditional use as opposed to by-right use. Additional reviews will need to take place.

Mr. Parkin asked if the building will be purchased from the Plymouth Meeting Mall. Ms. Yarnoff advised that the building is owned by Keystone Property Group. It is owned independently. Sage Living will purchase the eleven acre site.

It is believed that this will be a benefit to the Mall to use the facilities that already exist at the location. Preit is making many changes to the Mall location.

Having the Mall next to an assisted living facility in the winter months should be ideal. This will hopefully compliment the Mall at the off times.

A question was presented as to what percentage of the residents at the facility will drive. Ms. Yarnoff stated that this will be extremely limited. Most likely there will not be many drivers. 0.6 parking spots per resident are being designated.

24 hour door service will be provided for residents with a key entry. Security staff will be on site.

There are no proposed plans for changing access to the Mall.

Ms. McCullough asked if residents would have access to the Mall from the facility without having to exit the building. She was advised that there is no connection to the Mall proposed at this time. This will be addressed during the land development phase.

Ms. McCullough asked about a separate area for parking for residents and staff. Ms. McCullough was advised that this would be investigated. Ms. McCullough stated that it is already difficult parking at the Mall and that this could present a problem.

Mr. Conroy stated that parking will be looked at intensely particularly as new stores come into the Mall.

Mr. Stipa asked what the proposed number of occupants would be. He was advised that there would be approximately 150 occupants with nine floors.

The Fire Marshall has not reviewed the plan conceptually.

Mr. Frangiosa expressed concerns with the residents of the facility having connectivity to the Mall.

Ms. Yarnoff stated that since a new use may be added to the "Shopping Center" District certain development requirements will be included such as setbacks of 500 feet and 150 units maximum.

Mr. Sudell made a motion to approve the text amendment for Sage Living to add elderly housing/assisted living use to the "Shopping Center" Zoning District. The motion was seconded by Mr. Parkin and the motion passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor. Mr. McGuire was absent.

COLONIAL MIDDLE SCHOOL

Tom Hanna, Gilmore & Associates was present this evening representing the Colonial Middle School in addition to Jim Keifer, and Jamie Lynch.

The construction project is to reconstruct the Colonial Middle School at its existing location. Discussions with the School District have been ongoing for about six months on the project.

A land development application has been submitted to the Township.

A variance is being requested as follows: To allow a building height of 42'-6" where a maximum of 35' is allowed.

The existing school needs to stay in operation while the new building is being constructed.

The school consists of a twenty-seven acre parcel and is located in the "Open Space Recreational" Zoning District. It is an odd shaped parcel located between Township property and residential property to the South. The main entrance to the school is on Belvoir Road. This will remain the same.

Mr. Hanna showed the proposed plans for the site particularly in relation to where the school and baseball field will be located.

The current building is over fifty years old. The advantage to a new building is that it will be safer for students and staff.

The School District projects enrollment to increase by about 200 students. The new school will be slightly larger.

The school will consist of two and three stories.

Security will be a primary focus for the new building.

The new school will be isolated from the old school with fencing in order to keep the area secure.

All traffic will enter and exit off of Belvoir Road.

There will be temporary construction access off of Plymouth Road.

Construction work is expected to create quite a bit of soil. The contractor is expected to borrow space from the Vocational Technical School. Eventually a small sediment basin will be constructed that will take care of the impervious that is generated by the access road. This will eventually be deposited into a detention basin.

The developer will return to the Township in about a month or so for land development discussion.

Mr. Sudell asked if the 200 capacity for students will be adequate. It is believed that this will be enough.

The athletic component will be significantly bigger in the new school.

There will be three music rooms and a stage at the school. This is more than doubled from what was at the previous school.

There will be 240 parking spots.

Ms. McCullough asked about the capacity of the new auditorium. She was advised that the current auditorium has 850 seats. The new auditorium will be 720 seats.

Ms. McCullough stated that there are not a lot of exterior doors visible on the elevation plan for the new school. She believes that this could be a fire safety issue. Ms. McCullough was advised that a full code analysis of the building was completed and there are approximately twenty accesses from the building. During school hours all doors will be blocked except the main door to the building. The doors can be exited at any time.

Mr. Stipa asked a question about the footprint for the building. He questioned where the highest point on the building was. This was shown to Mr. Stipa.

Discussions are still taking place with the Township with regard to the New Hope Street access point.

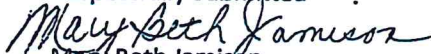
Woodrow & Associates has been reviewing the new plans for the school.

Mr. Frangiosa asked if any members of the audience were in favor of or were opposed to the application of the Colonial Middle School.

Mr. Parkin made a motion to approve the request for a variance to allow a building height of 42'-6', for the proposed new Middle School, when a maximum of 35' is allowed. The motion was seconded by Mr. Sudell and passed 6-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. Parkin, and Mr. Stipa, and Mr. Sudell in favor. Mr. McGuire was absent.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted


Mary Beth Jamison
Recording Secretary