

Plymouth Township
Planning Agency Meeting
August 7, 2019

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, August 7, 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
Anthony Stipa, Jr.	Vice-Chairman (Absent)
Monica McCullough	Member (Absent)
Mike McGuire	Member
Tom Parkin	Member (Absent)
Vernon Harper	Member
Greg Sudell	Member (Absent)
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

Chairman Frangiosa stated this is an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVII, Section 1701, or in the alternative, a Variance from Article XVII, Section 1700.D.8.

The Variance requested is as follows: to allow 31 parking spaces where a minimum of 37 spaces are required.

The property is located at 1101 E. Ridge Pike in a “Commercial” Zoning District.

Ms. Kim Freimuth, esq., represented the applicant, accompanying herself was Ms. Melissa Lounsberry from Enterprise. Enterprise Leasing Company of Philadelphia, LLC has entered into a lease agreement. This property consist of multiple parcels, being divided within two municipalities, Norristown and Plymouth. Ms. Freimuth stated Enterprise will be leasing vehicles on the site. However, there are a number of parking spaces that are existing, but need to be removed. Ms. Freimuth stated the removal of the 6 spaces, will be made into a garage for a carwash. Ms. Freimuth stated there are several other spaces being removed, 3 spaces along East Main Street impedes access to the driveway, and 3 additional spaces that connect to the Norristown parcel are impeding access as well. Per Mr. Conroy’s analysis, Enterprise requires 37 spaces. It currently has 36 spaces existing today. Ms. Freimuth stated 12 spaces are being removed. Nonetheless, there are 32 spaces that are in the adjacent Norristown parcel, totaling 56 spaces, exceeding the requirements. Therefore, Enterprise is seeking a special exception to utilize the Norristown parcel, or an alternative if a Variance is determined within the Plymouth parcel.

Mr. Manai asked if there is an increase or decrease in impervious coverage. Ms. Freimuth stated no. Mr. Manai asked if there’s an increase or decrease in building coverage. Ms. Freimuth stated no. Mr. McGuire asked if they are keeping their existing Enterprise location.

Ms. Lounsberry stated they will be keeping their car lease at the existing location and moving car sales into this current space. Mr. McGuire asked if they are changing any of the access to this property. Ms. Lounsberry stated no. Mr. Frangiosa asked if there are two parcels in Norristown. Ms. Freimuth stated there are several parcels in Norristown, 5 or 6 in total, but it does look like two parcels from the map. Mr. Frangiosa asked if the majority of the car rentals will be from the Norristown side since it looks like the easiest way out. Ms. Freimuth stated the only two access points are in Plymouth, not on the Norristown parcel. Mr. Frangiosa asked if the Norristown parcels will only be used for parking. Ms. Freimuth stated yes.

Mr. Frangiosa made a motion to approve the variance and was seconded by Mr. McGuire and was approved 3-0 with Mr. Frangiosa, Mr. Harper, and Mr. McGuire, in favor. Mr. Stipa, Ms. McCullough, Mr. Parkin, and Mr. Sudell were absent.

Mr. Manai stated regarding the July minutes, he was not absent, he was told he did not need to attend by Mr. Conroy and Ms. Weiss. The July minutes were unanimously approved.

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Annalisa Primus". The signature is written in black ink and is positioned above the typed name and title.

Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

August 8, 2019

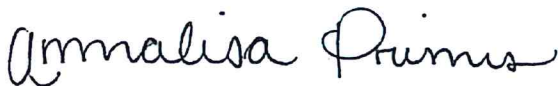
To: Zoning Hearing Board

Subject: Enterprise Leasing Company of Philadelphia, LLC (Joseph A. Mirabile):

Mr. Frangiosa made a motion to approve the variance to allow 31 parking spaces where a minimum of 37 spaces are required. The property is located at 1101 E. Ridge Pike in a "Commercial" Zoning District.

The motion was seconded by Mr. McGuire and was approved 3-0 with Mr. Frangiosa, Mr. Harper, and Mr. McGuire, in favor. Mr. Stipa, Ms. McCullough, Mr. Parkin, and Mr. Sudell were absent.

Very Truly Yours,

A handwritten signature in cursive script that reads "Annalisa Primus".

Annalisa Primus
Planning Agency Secretary