

Plymouth Township
Planning Agency Meeting
October 2, 2019

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, October 2, 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
Monica McCullough	Member
Mike McGuire	Member
Tom Parkin	Member
Vernon Harper	Member
Greg Sudell	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

LD 19-1; Plymouth Meeting Mall Outparcel:

Michael Mattioni, esq presented, along with Adam Benosky from Bolder Engineering, and Mark Gambill from Preit. Mr. Mattioni filled a land development for two outparcels, Shake Shack and First Watch, both standalone restaurants. These two outparcels will be 18.1 feet apart, in-between will be an outdoor patio for outdoor dining. Mr. Gambill explained more in detail of the two restaurants that would be going in front of the old Macys, now Burlington. Mr. Gambill stated these two restaurants will greatly impact the Plymouth Meeting Mall and also Plymouth Township.

Mr. Benosky explained the proposed development, by adding, 2,000 sq. ft. of green area, collecting roof water into a pipe system, and installing a rain garden, a small basin with amended soil. Mr. Benosky explained back when they were reconstructing Macy's, they extended parking rows and added additional spaces. However, 70 spaces were eliminated, due to the Mall addition of 8,000 sq., but 42 more spaces were created. The total parking spaces at the Mall is 150. Mr. Benosky also addressed the re-connectivity to the Mall, adding sidewalks would introduce a hazard to pedestrians. Mr. Benosky advised the Planning Agency that the installation of sidewalks would be frowned upon since there is not a large group of people using them.

Four waivers were requested which were as follows: providing a rain garden with a defined spillway, because the rain garden is so small Mr. Manai supports this waiver; providing the minimum radius of curb curvature of 5'; the application is proposing 3'; providing tire bumpers to be installed in parking areas, and providing monumentation at the right-of-way corners, angle points, and end of curves.

Mr. Sudell stated his concerns for the cross walks; the flow going back and forth to the two buildings is being under estimated: for the safety of the pedestrians, the cross walks are a definite need. Mr. Frangiosa stated regarding the cross walks: there should at least be stripping done.

Mr. Benosky stated he understands the concerns regarding the cross walks. However, he stated your adding a liability to yourself when you install cross walks.

Mr. Sudell asked about exiting the mall: will adding these two outparcels create more of a backup at the light coming out onto Germantown Pike. Incrementally, Mr. Benosky stated, it's not much greater due to the fact that there are multiple access points.

Mr. Stipa asked about the operation of the two business: are they open at different hours or the same time? Mr. Benosky stated First Watch opens at 6:00 a.m. till 3:00 p.m. and Shake Shack will be open until 9:00 p.m. or 10:00 p.m.

Mr. Conroy stated he sees both the pro and cons of the cross walk.

Mr. Frangiosa made a motion to approve the request for a land development for the Plymouth Meeting Mall outparcel, with the condition to work on improving pedestrian traffic between the restaurants and the Mall. The motion was seconded by Mr. Sudell and passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

Plymouth Township Comprehensive Plan:

Marley Bice from the Montgomery County Planning Commission, presented the 2040 draft comprehensive plan. Ms. Bice stated Plymouth did a great job of engaging residents in public communication with Facebook and Park and Recreation newsletters. Ms. Bice held four events to get a better idea of what the residents of Plymouth Township wanted. At Township Day, a booth was in place where surveys were handed out, 476 surveys in total were received. Ms. Bice said residents think Plymouth Township is so special due to its low property taxes, desirable school district, and neighborhood character.

Another event was a workshop which had 52 attendants, where vision statements and current issues were discussed. The third event was a survey of the vision statement draft, and the last event was an open house which had 62 attendees where residents spoke about recommendations. Ms. Bice spoke about the planning process and what adjacent municipalities are doing. Ms. Bice then gave a brief overview of the plan's chapters: housing, land use- current and future, economic development, community services, transportation, environmental sustainability, parks and open space, and four focus areas.

Ms. McCullough, asked if anyone asked for a library in the Township. Ms. Bice stated there were a few that brought up the idea. Mr. Frangiosa stated in the past it was brought up for a library to be placed next to the Community Center.

Mr. Frangiosa asked about sinkholes in the Township, and if the County could help. Ms. Bice stated she will ask the County. Mr. Frangiosa also asked about the natural barrier of the Schuylkill River: to create another way across the river. Ms. Bice stated that is a great idea, and to explore it for the future. Ms. Bice also stated the County has been toying around with the idea of having closer interchanges.

Members of the board thanked Ms. Bice for her hard work.

Mr. McGuire made a motion to approve the Plymouth Township Comprehensive Plan. The motion was seconded by Mr. Parkin and passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

The August minutes were unanimously approved.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Annalisa Primus

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Recording Secretary

Plymouth Township Planning Agency

October 2, 2019

To: Plymouth Township Council

Subject: LD 19-1; Plymouth Meeting Mall Outparcel

Mr. Frangiosa made a motion to approve the request for a land development for the Plymouth Meeting Mall Outparcel, with the condition to work on improving pedestrian traffic between the restaurants and the Mall. These outparcels being two new standalone restaurants, Shake Shack and First Watch.

The motion was seconded by Mr. Sudell and passed 7-0 with Mr. Frangiosa, Mr. Harper, Ms. McCullough, Mr. McGuire, Mr. Parkin, Mr. Stipa, and Mr. Sudell in favor.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary