

**Plymouth Township
Planning Agency Meeting
December 4, 2019**

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Wednesday, December 4, 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 (Absent)
Greg Sudell	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

Plymouth Industrial Center, Inc.:

Chairman Frangiosa stated this is an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1402. The Special Exception requested is as follows: To operate a physical fitness center. The property is located at 725 Conshohocken Road in “Limited Industrial” Zoning District.

Mr. Vincent Joyce, owner of CrossFit Thermal, is requesting the use of a physical fitness center. Mr. Joyce stated there are no residential properties nearby and fits within the use of the adjoining properties. Mr. McGuire asked if they are renovating to the existing building. Mr. Joyce stated no, he is keeping the current building as it stands. Mr. Frangiosa asked if he is moving from one building to the next or expanding his business. Mr. Joyce stated he is just moving from one building to the next. Mr. Frangiosa also asked if the hours were going to stay the same. Mr. Joyce stated the hours will be exactly the same, which are 6:00 a.m. to 7:00 a.m., 12:00 p.m. to 1:00 p.m., and 4:30 p.m. to 8:30 p.m. Mr. Joyce addressed that the weekend classes are only in the morning, 9:00 a.m. to 11:00 a.m. Mr. Frangiosa asked if there will be any other uses to the facility. Mr. Joyce stated no there will be no other uses. Mr. Conroy asked if the parking spaces are being depicted. Mr. Joyce explained that there are some parking spaces there, but there’s ample area for parking.

Mr. Sudell made a motion to approve the special exception and was seconded by Mr. McGuire. The motion was approved 6-0 Mr. Frangiosa, Mr. McGuire, Mr. Stipa, Ms. McCullough, Mr. Parkin, and Mr. Sudell in favor. Mr. Harper was absent.

LD 19-2; 100 Lee Drive:

Mr. Rob Lewis, from Kaplan Stewart, presented on behalf of SAFStor, which they are proposing to build a 3 story, climate control, self-serving storage facility. Mr. Lewis stated he stood before the Planning Agency in June for the same property for zoning relief and is now back regarding land development. This current lot, lot 6, serves the current use and the purpose of the request tonight. Next to the lot is an existing basin. This basin, Mr. Lewis states, was never completed and is currently outdated. Mr. Lewis stated with this land development they will modify the basin to meet the current requirements.

Mr. Manai stated there were a list of waiver requests, one in particular that he would like to address, 502.2. A. Mr. Lewis stated Lee Drive was intended to be a dedicated drive, but never got accepted. The specific waiver is for a stopping area to exceed a 4% grade. Mr. Lewis is asking for the waiver in an abundance of caution. Mr. Lewis also indicated an additional waiver request which has to do with the hairpin striping for parking. Instead of double striping they would like to go with the customary single striping. Mr. Manai stated they would be fine with a single striping. Mr. Frangiosa asked Mr. Lewis if there is anything in the waivers that they will not comply with. Mr. Lewis stated no there is not.

Ms. McCullough stated if they are within the limits of the requirements from pervious to impervious. Mr. Lewis stated yes, they meet all requirements. Ms. McCullough also asked if the new basin will be detention or infiltration. Mr. Lewis stated it will generally be detention because of the subsurface condition. Mr. Conroy asked about the communication within SAFStor and Pennmark regarding the 18 ft. one way drive within the easement. Mr. Lewis stated yes, since they are the seller of this property, they have worked on a number of issues within this site.

Mr. Parkin made a motion to approve the land development for 100 Lee Drive and was seconded by Mr. McGuire. The motion was approved 6-0 Mr. Frangiosa, Mr. McGuire, Mr. Stipa, Ms. McCullough, Mr. Parkin, and Mr. Sudell in favor. Mr. Harper was absent.

The October minutes were unanimously approved.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

December 6, 2019

To: Plymouth Township Council

Subject: 100 Lee Drive

Mr. Parkin made a motion to approve the land development request for a self-storage facility.

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

Very Truly Yours,

A handwritten signature in black ink that reads "Annalisa Primus". The signature is written in a cursive style with a large, sweeping initial "A".

Annalisa Primus
Planning Agency Secretary

Plymouth Township Planning Agency

December 6, 2019

To: Zoning Hearing Board

Subject: 725 Conshohocken Road

Mr. Sudell made a motion to approve the special exception request to operate a physical fitness center.

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

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary