

**Plymouth Township**  
**Planning Agency Meeting**  
**July 7, 2021**

The Plymouth Township Planning Agency held its meeting via Zoom on Wednesday, July 7, 2021.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Chairman
Greg Sudell	Vice-Chairman
Monica McCullough	Member
Mike McGuire	Member
Tom Parkin	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

**1. Plymouth Meeting, PA (NWC Germantown Pike and Hickory) LLC:**

Ms. Julie Von Spreckelsen, Esq. from, Eastburn and Grey, PC, representing the legal owner of the property at 601 West Germantown Pike. They are requesting 36 parking spaces, where a minimum of 39 spaces are required, and to allow an 8' high fence, where a maximum of 6' is allowed. Ms. Spreckelsen provided a brief overview of the property and stated Pharmacann, which is a medical cannabis dispensary, will occupy the entire space. Ms. Spreckelsen stated this space is 1,951 sq. ft. which 20 parking spaces are required for that total sq. ft. Ms. Spreckelsen stated the applicant would like to remove three spaces in order to secure a loading facility. In doing so, this will bring the property into compliance, providing 36 parking spaces with this use.

Ms. Spreckelsen stated the applicant is also requesting an 8' internal fence to this site to surround the security of the unloading area and ramp leading into the rear side of the building. Ms. Spreckelsen stated the ramp is placed where there is a grade difference which is why it requires it to be 8'. In addition, Ms. Spreckelsen stated the PA Code requirements requires an enclosed secure area for loading and unloading medical marijuana products.

Mr. Manai asked what would happen to the area with the three spaces that are being removed. Ms. Spreckelsen stated that is where the loading area for vehicles to enter and exit. Mr. Manai asked will the paint be removed and a loading zone will be designated somehow. Ms. Spreckelsen stated that is correct. Mr. Manai asked what the total sq. ft. of the building is. Ms. Spreckelsen stated 4,500 sq. ft. and Pharmacann is only occupying 1,951 sq. ft. Mr. Manai asked about the remaining sq. ft. of the building. Ms. Spreckelsen stated that will be different areas of storage, but still the same occupant.

Mr. Parkin asked if the island that comes out between the two properties, would the fence go across the three spaces that are going to be eliminated.

Ms. Spreckelsen stated the fence would extend from the ramp way up to the side of the building. Mr. Stipa asked if this site has a proposed dumpster or trash removal area. Ms. Spreckelsen stated there is an existing trash enclosure to the right of the proposed delivery area. Mr. Stipa asked if this building will be owned by the company occupying the space or will it be a lease arrangement. Ms. Spreckelsen stated a lease arrangement.

Mr. McGuire asked if the gate creates a perimeter where the loading and unloading will take place. Mr. Alex Milanoski, the property owner, stated the fence does not completely enclose the area; it encloses the ramp, to the side service door, and the entire loading area. Mr. McGuire asked how many people would be accommodated in the office itself. Mr. Milanoski stated the total occupancy for the building has an average of 10 employees. Mr. McGuire asked how many customers. Mr. Milanoski stated he does not have that information available. Mr. Sudell asked if the fence is wire or vinyl. Mr. Milanoski stated its vinyl with chain link. Mr. Sudell asked if there has been discussion with the next door tenants about the 8' fence. Mr. Milanoski stated no.

Mr. Conroy stated to keep things uniform and clear, this property is still considered retail. Mr. Parkin had an additional question, asking if the two doors opening are gates. Mr. Milanoski stated yes, two gates, one for the loading area and another to get into the building. Mr. Parkin asked in the event of an emergency, how are these gates operated. Mr. Milanoski stated there is no access for a firetruck to have access to the secure loading area. Mr. Milanoski suggested a lock or Knox box. Mr. Parkin made a motion to approve these two variances with the condition to approve a Knox box on the fence and was seconded by Mr. Harper. The motion was approved 6-1 with Mr. McGuire, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. Stipa and Mr. Parkin in favor. Mr. Sudell was against the motion.

## **2. Silver Springs- Martin Luther School DBA Gemma Services:**

Ms. Allison Fritzges, Esq., representing the applicant is requesting a special exception from Plymouth Township Zoning Ordinance No 324, as amended, Article IV, section 400.C.1 and to allow the education of 9-12 grade students. Ms. Fritzges stated currently they house K-8 grade students from 8:30 to 3:30. Mr. Manai asked if the existing site has the existing infrastructure to support the transportation of the students. A representative from the school stated yes. Mr. Harper asked what bus service they use. A representative from the school stated there is a variety of buses, which all depend on the districts the students come from. Mr. Stipa asked if any additional structures are being built. Mr. Neil Clark stated not at this time.

Ms. McCullough asked if there are different start times for the younger vs older students. A representative from the school stated all students start at the same time, however if they start to see it impacting traffic they will adjust the start times. Mr. Sudell asked what would be the total number of students in a normal school year. A representative from the school stated between 200-220. Mr. Sudell asked if high school students will be transporting themselves in their own vehicles. A representative from the school stated not at this time, but she would not exclude it. Mr. Sudell asked if there will be any extracurricular activities before or after school. A representative from the school stated yes, mostly sports, but they would not be hosted on campus.

Mr. Frangiosa asked if the high school students will be segregated from the younger children. A representative from the school stated they would keep the children in their age appropriate groups. Mr. Frangiosa asked if the total number of students are capped off at 350. Ms. Fritzges stated yes. Ms. Mary Beth McGroary, 3030 Arrowhead Lane, clarified that the students attending this school is because they cannot attend the district for disciplinary reasons. A representative from the school stated correct. Mr. Stephen Rupprecht, 3028 Warrior Road, asked what is being built on the property currently. Mr. Clark stated a pavilion for the students to eat lunch due to the pandemic. Mr. Rupprecht asked what protocols are being put into place for students escaping school.

A representative from the school stated escaping is low and does not anticipate that happening. Lastly, Mr. Rupprecht asked if the school would take into consideration of the dying pine trees along their properties. Mr. Clark stated DER has been looking at them and marked some of the trees, in which they are supposed to come back.

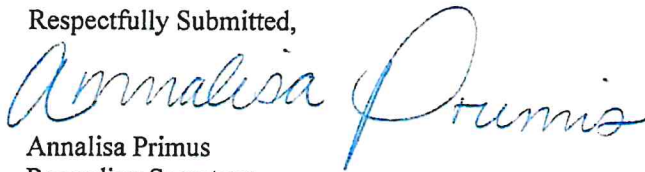
Ms. Jen Simpson, 3038 Warrior Road, asked what security measures will be put into place, since there are several small children in the neighborhood. A representative from the school stated there are security measures put into place, along with 120 staff members, and a security service on campus. Ms. Simpson also asked if any additional training classes are being offered to handle these new grades coming in. A representative from the school stated yes. Ms. McGroary wanted to put on record that she agrees with what Ms. Simpson stated. Ms. Danielle Dockerty, 610 Treaty Road, asked what specific measures, examples, would be put into place. A representative from the school stated 4 to 5 staff members would be placed along the pathways to meet the students when buses arrive and depart. Ms. Dockerty asked if the number of students exceeds 350, do they have to go before the board. Mr. Conroy stated zoning relief would be needed. Ms. McGroary asked if the students re-enter into their home district, or in Colonial. A representative from the school stated they re-enter into their home district.

Mr. Sudell made a motion to deny the application and was seconded by Mr. Parkin. However, after brief discussion, Mr. Frangiosa made a motion to approve this special exception and was seconded by Mr. Parkin. The motion was approved 6-1 with Mr. McGuire, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. Stipa and Mr. Parkin in favor. Mr. Sudell was against the motion.

The June minutes were unanimously approved.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,



Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

July 7, 2021

To: Zoning Hearing Board

Subject: Silver Springs- Martin Luther School D/B/A Gemma Services

Mr. Frangiosa made a motion to approve the special exception from Plymouth Township Zoning Ordinance No 324, as amended, Article IV, Section 400.C.1 and request to allow the education of children in grades K-12.

The motion was seconded by Mr. Parkin and approved 6-1 with Mr. McGuire, Mr. Harper, Mr. Frangiosa, Ms. McCullough, Mr. Stipa and Mr. Parkin in favor. Mr. Sudell was against the motion.

Very Truly Yours,

A handwritten signature in blue ink that reads "Annalisa Primus". The signature is written in a cursive, flowing style.

Annalisa Primus  
Planning Agency Secretary

Plymouth Township Planning Agency

July 7, 2021

To: Zoning Hearing Board

Subject: Plymouth Meeting, PA (NWC Germantown Pike and Hickory) LLC

Mr. Parkin made a motion to approve the variances to allow 36 parking spaces and an 8' high fence with the condition to approve a Knox box on the fence, located at 601 West Germantown Pike.

The motion was seconded by Mr. Harper and passed 6-1 with Mr. Parkin, Mr. Frangiosa, Mr. Stipa, Mr. Harper, and Mr. McGuire in favor. Mr. Sudell was against the motion.

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary