

Plymouth Township
Planning Agency Meeting
August 3, 2022

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, August 3, 2022.

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 (Absent)
Monica McCullough	Member (Absent)
Mike McGuire	Member (Absent)
Brittany Carosello	Member (Absent)
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1. 105 Lee Drive- Zoning-

Mr. Neil Stein, Esq., representing the property owner, Mr. Chang Han, is requesting to allow 116 parking spaces, where a minimum of 351 spaces are required. Mr. Stein stated this property is 4.25 acres, and they are proposing a 70,000 sq. ft. bldg. with 116 parking spaces. From a zoning standpoint, Mr. Stein believes they are in compliance with impervious coverage and setback regulations. Mr. Stein stated his applicant is seeking permission to conduct an indoor youth sports training facility. The children would range in ages nine through 18 and would be dropped off by their parents. Mr. Stein stated the facility's hours would be 4:30 p.m. to 10:00 p.m. Mr. Stein stated the interior would consist of sports courts, while 10,000 sq. ft. would be devoted to offices, bathrooms, a small concession stand, and a retail area. Mr. Stein stated this would not generate traffic, noise, or lights. Mr. Han stated eight courts would be inside the facility; the main sports would consist of, volleyball, basketball, baseball, badminton, pickle ball, cheerleading, and gymnastics.

Mr. Manai asked for clarification on adults only dropping off their children while generating no traffic. Mr. Stein stated it would be less parking if they do not stay. Mr. Han stated for practices very few parents stay. Mr. Manai asked what the turf space consists of. Mr. Han stated it is indoor artificial turf with batting cages, and partitions dividing the space. Mr. Han stated the batting cages are on cables, sliding open and closed, all the walls have tarps to stop the balls. Mr. Harper stated he is concerned that the parents will stay, resulting in an overflow of parking. Mr. Han stated the majority of the parents usually drop their kids off, 10% stick around, but the kids are there for two hours of training. Mr. Manai stated what would be your plan if parents do stay. Mr. Han stated he believes there are sufficient amount of parking spaces if that were to happen. Mr. Han stated his facility in King of Prussia has 50 parking spaces and is more than enough. Mr. Manai asked what his sq. ft. is at the King of Prussia location. Mr. Han stated 30,000 sq. ft.

Mr. Stipa stated his main concern is parking and impervious surface. Mr. Frangiosa asked what types of events would be held at the facility. Mr. Han stated mostly sporting events; there will be competitions but only during the weekends. Mr. Frangiosa asked what parking is like during these events. Mr. Han stated there could only be two teams on a court at a time, so people are going in and out. Mr. Han stated there is an office space next-door and would possibly work out an agreement to use their parking spaces for overflow. Mr. Frangiosa asked if there were any areas for spectators to watch. Mr. Han stated yes, just around the courts, no bleachers. Mr. Frangiosa stated there are five pickle ball courts that could mean significant parking while events are taking place. Mr. Frangiosa expressed his concerns about parking. Mr. Stein stated their engineers are performing a parking study as well.

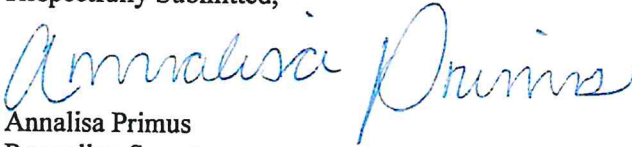
Mr. Conroy stated in regards to the parking, there is a SALDO requirement, where a landscape island is required every 15 spots. However, the parking spaces they are requesting they can ask for a waiver. Mr. Conroy asked Mr. Manai if the properties located near this lot drains to the one basin across the street from 105 Lee Drive. Mr. Manai stated this property does. Mr. Conroy asked if the other properties have individual basins on their property. Mr. Manai stated yes. Mr. Manai asked if this would be a 24-hour facility. Mr. Han stated no, Monday through Friday, 4:30 p.m. to 10:00 p.m. and then on weekends for events. Mr. Stipa asked what the Township's position is on this application. Mr. Conroy stated Council would oppose this application at their Monday night meeting. Mr. Stipa asked if there was a reason why. Mr. Manai stated they did not have an engineer drawing or the bulk of the information on a plan such as calculations or setbacks.

Mr. Frangiosa made a motion to deny this application and was seconded by Mr. Stipa. The motion was passed 3-0 by Mr. Harper, Mr. Stipa, and Mr. Frangiosa. Mr. Sudell, Ms. McCullough, Mr. McGuire, and Ms. Carosello were absent.

The July minutes were unanimously approved.

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

Respectfully Submitted,


Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

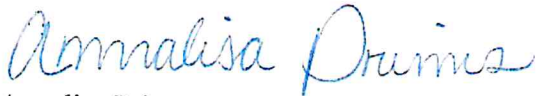
August 3, 2022

To: Zoning Hearing Board

Subject: Plymouth Park DFC, LLC/Max Power Sports LLC

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Very Truly Yours,



Annalisa Primus
Planning Agency Secretary