

Plymouth Township
Planning Agency Meeting
December 7, 2022

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, December 7, 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
Monica McCullough	Member
Mike McGuire	Member
Brittany Carosello	Member
Vernon Harper	Member
Anthony Stipa, Jr.	Member
Dave Conroy	Zoning Officer
Joel Rowe	Zoning Officer

1. Plymouth Square Shopping Center- Zoning-

Mr. Brandon Savran, Esq. representing the tenant, Veterinary Emergency Group (VEG), is asking for a variance at 200 Ridge Pike, also known as Plymouth Square Shopping Center. The use of being a veterinary practice is permitted by special exception, not in the Shopping Center District, but only in the Commercial District. Ms. Ashley Schultz, Director of Design at VEG, stated they currently has 36 hospitals across the United States, 2 more of which are opening this month. VEG only offers emergency services to animals and believes they would be beneficial at this location. Mr. Savran stated this space faces the parking lot towards Ridge and Butler Pike, not the exterior spaces that face the residential properties.

Ms. Carosello clarified that the Zoning Hearing Board could grant a variance if the use is like other uses within the Shopping Center District. Mr. Savaran stated if he read it correctly, they could grant a special exception if they find it similar. Ms. Carosello asked what other uses in this shopping center it would be similar to. Mr. Savaran stated professional offices, but does not specifically say medical use. Mr. Conroy stated only in the Commercial District it is permitted by a special exception. Mr. Stipa stated what about the hospital in PetSmart. Mr. Conroy stated that might have been considered as an accessory. Ms. Carosello asked if there is a security system for the medication given to the animals. Ms. Schultz stated yes, they are required by law to have a controlled drug system.

Mr. Harper asked if the hospital is open 24-hours. Ms. Schultz stated yes, 24-hours, 7 days a week. Mr. Harper asked if there is overnight stay for the animals. Ms. Schultz stated yes, it is hard to quantify overnight stays. They do not keep the animals for an extended period of stay unless it is medically required for observation. Mr. Harper asked about their air handling system. Ms. Schultz stated they exhaust a lot of their air to the outside. In the animal holding area, there are 15 air changes per hour. Ms. McCullough asked if there are any cremation services. Ms. Schultz stated no, they do have a chest freezer, but they collaborate with an outside crematory to handle those services.

Mr. McGuire asked if there are any special accommodations for vehicles parking right out front. Ms. Schultz stated typically no, their customers call before they come in, and the parking lot at this location has enough spaces to accommodate. Mr. Savran stated the way that the parking lot is; there will be four handicap spaces with a cross walk. Mr. McGuire asked if there are any similar services within the area. Ms. Schultz stated she is unsure of that information. Mr. Stipa asked if there is any grass areas for the dogs. Ms. Schultz stated not in the shopping center, but there are some landscape islands. Ms. Schultz stated they have a doggy depot station and that their staff is diligent with picking up bio-waste and disposing it properly.

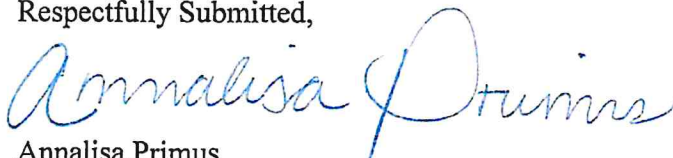
Mr. Stipa asked if they would be improving the flow of the parking issue where Dunkin' Donuts is. Mr. Bill Greimel, Brixmor Property Group, stated they did receive site plan approval for modifications to improve that area. Mr. Frangiosa asked where in the facility the animals would stay overnight. Ms. Schultz show on the plan where the animals would stay. Dogs are housed either in a cage or in dog runs for larger pets; cats would stay in a quiet ward; and an isolation ward for those animals that are sick. Mr. Frangiosa asked how long the stay would be. Ms. Schultz stated they would take care of the emergency need and then refer them back to their primary veterinary. However, she stated the stay varies from case to case. Mr. Frangiosa asked how entry is controlled after hours. Ms. Schultz stated the front door remains unlocked at all times, but the second vestibule door will be locked. There is an intercom system with a video camera and doorbell.

Mr. Conroy asked if signage has been discussed. Ms. Schultz stated their signage vendor has put together the applications necessary and will be submitted for final approval. Mr. Sudell made a motion to approve this application and was seconded by Mr. McGuire. The application was approved 6-1 with Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Mr. Frangiosa, and Ms. McCullough. Ms. Carosello was against the motion.

The November minutes were unanimously approved.

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

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

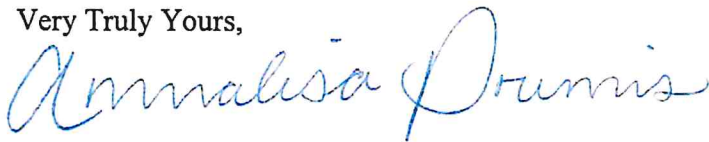
December 7, 2022

To: Zoning Hearing Board

Subject: Plymouth Square Shopping Center- Zoning

Mr. Sudell made a motion to approve this application and was seconded by Mr. McGuire. The application was approved 6-1 with Mr. Stipa, Mr. Sudell, Mr. Harper, Mr. McGuire, Mr. Frangiosa, and Ms. McCullough. Ms. Carosello was against the motion.

Very Truly Yours,



Annalisa Primus
Planning Agency Secretary