

Plymouth Township
Planning Agency Meeting
June 1, 2022

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, June 1, 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 (Absent)
Mike McGuire	Member (Absent)
Brittany Carosello	Member
Vernon Harper	Member (Absent)
Anthony Stipa, Jr.	Member
Ed Slaw	Engineer – Woodrow & Associates
Dave Conroy	Zoning Officer

1. 550 Township Line Road- Zoning-

Mr. Phil Murren, Esq., representing Commonwealth Charter Academy is requesting a special exception to allow for an educational use at 550 Township Line Road. Commonwealth Charter Academy teachers come to an office center where they teach children remotely. Mr. Murren stated there would be no school buses, cafeteria, and gymnasium that you would usually find in a customary school. Mr. Murren stated the only thing that will change regarding zoning use is interior renovation. Mr. Murren stated the current owner would still occupy a third of the building.

Mr. Jim Skinner, from Commonwealth Charter Academy stated they are currently leasing 15,000 sq. ft. because more families are home schooling their children due to COVID, in which staffing has doubled. Mr. Scott Williams from Jones Lang LaSalle stated the plan is to keep the basic premise as is and there is no need for additional parking. Mr. Williams stated the academy's space would be 25% offices, 25% meeting rooms, and 50% cubicles. Currently, there are two engineering tenants and a church/daycare center. Mr. Skinner wanted to reiterate that we are a cyber-charter school. Mr. Skinner stated to maintain the charter statue they have to meet all of the requirements from the Pennsylvania Department of Education and the cyber-charter school law.

Mr. Stipa expressed ultimately your goal is to be a single tenant, which will result in excess parking; it would be nice to see the impervious surface be recovered. Ms. Carosello stated she is in support of their application. Ms. Carosello asked if most of their employees are local.

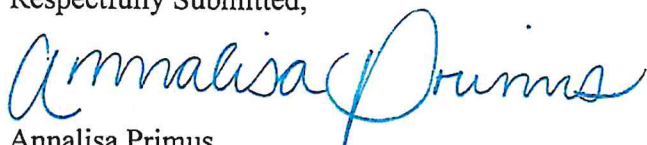
Mr. Murren stated a lot of them live locally. Mr. Frangiosa asked if the church would be vacating. Mr. Williams stated yes. Mr. Frangiosa asked if everything in yellow on the diagram would be renovated first. Mr. Murren stated yes. Mr. Frangiosa asked if they are taking the entire facility. Mr. Murren stated yes. Mr. Frangiosa asked if students would ever be on site for any reason. Mr. Murren stated we cannot make any student come in, however if the student is local and needs to come in, we do not stop anyone from coming. Mr. Frangiosa asked would there be any instruction would occur in person. Mr. Murren stated no. Mr. Conroy stated there is precedence for a special exception.

Mr. Sudell made a motion to approve this special exception application and was seconded by Ms. Carosello. The motion was approved 4-0 with Mr. Stipa, Mr. Sudell, Mr. Frangiosa, and Ms. Carosello. Mr. McGuire, Mr. Harper, and Ms. McCullough were absent.

The April minutes were unanimously approved.

The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary

Plymouth Township Planning Agency

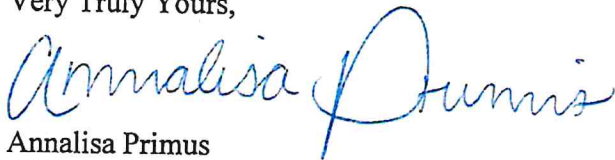
June 1, 2022

To: Zoning Hearing Board

Subject: 550 Township Line Road- Zoning

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Very Truly Yours,



Annalisa Primus
Planning Agency Secretary