

Plymouth Township
Planning Agency Meeting
April 5, 2023

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, April 5, 2023.

The meeting was called to order at 7:03 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
Brittany Carosello	Member
Vernon Harper	Member (Absent)
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer- Woodrow & Associates
Joel Rowe	Zoning Officer

1. Hickory Veterinary Hospital LLC- Zoning-

Dr. Will Kay, Owner of Hickory Veterinary Hospital, stated he would like to tear an old portion of the building down and rebuild. Dr. Kay stated this upgrade would expand exam rooms from 6 to 14, reconfigure the surgical rooms, and add rooms for specialties, all while utilizing the front area better. Dr. Kay stated the second floor of this building would be bigger for office space. Mr. Greg Newell, from Nave Newell, stated this reconstruction is in a residential zoning district. .5% of the building coverage would be increasing, as well as impervious coverage. Mr. Newell stated this is well under the requirements. Mr. Newell stated they are asking for two variances: to permit an expansion of the current non-conforming use of the property as a veterinary care facility and to permit an expansion of a building with a non-conforming use by more than 25% of the building area, with such building area determined on the date the lawful non-conforming use of the building was first made.

Mr. Manai asked what the previous improvements were last time around. Mr. Newell stated they went through the grading permit process before. This was to formalize the gravel parking lot so that it could be properly cared for. Mr. Newell stated there was a storm water conveyance process. Mr. Manai asked if the current application would generate the need for more parking. Mr. Newell stated the existing driveway is 25 to 26 feet wide, which meets the requirements to allow parallel parking. Therefore, no additional parking spaces would be needed.

Mr. Manai asked if the new proposal would have storm water management. Mr. Newell stated yes. Mr. Stipa stated he was only concerned with the width of the driveway and parking for emergency vehicles. Mr. McGuire asked if any new procedures would be performed in the new building. Dr. Kay stated he hopes to and went into the specialties the hospital performs. Mr. Frangiosa asked if they reached out to the neighbors. Dr. Will stated he has not reached out, but will take into consideration of the residential housing. Mr. Sean Livesey Esq., from High Swartz, stated there are two numerical corrections to the variances.

Ms. Carosello made a motion to approve this application and was seconded by Mr. McGuire. A roll call vote was made and passed 4-0 with Mr. Frangiosa. Mr. Sudell, Mr. McGuire, and Ms. Carosello. Mr. Sudell, Ms. McCullough, and Mr. Harper was absent.

2. Pennsylvania Real Estate Investment Trust- Zoning- Mr. Frangiosa stated the applicant is not present.

The February and March minutes were approved.

The meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

Annalisa Primus
Recording Secretary