

**Plymouth Township**  
**Planning Agency Meeting**  
**July 5, 2023**

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

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

The Pledge of Allegiance was recited.

The following were present:

Vince Frangiosa	Chairman
Monica McCullough	Member
Mike McGuire	Member
Anthony Stipa, Jr.	Member
Lonnie Manai	Engineer- Woodrow & Associates
Joel Rowe	Zoning Officer

**1. Miller Residence- 2516 Butler Pike- Conditional Approval-**

Mr. John Miller, the owner at 2516 Butler Pike, stated he is asking for an additional waiver since last time this was presented. Mr. Miller stated construction along the street, such as widening the street, sidewalks in front, providing curbs along the street, and storm water sewers within 200 feet of the property. Mr. Miller stated they stood before the Zoning Hearing Board and was approved. He stated he is here to request conditional approval for the subdivision of the property.

Mr. Manai stated there is storm sewer in Butler Pike; you are not proposing to tie into it. Mr. Miller stated no they are not. Mr. Manai asked Mr. Frangiosa what they did for another development on Butler Pike regarding sidewalk and curbs. Mr. Frangiosa stated he knows what this board typically does, which requests sidewalks and curbs. Mr. Manai stated he does not recall but they might have had the developers connect their sidewalks to a walking path. Mr. Stipa asked what the review letter from the Montgomery County Planning Commission was regarding the lot size dimensions and the turnpike. Mr. Dan Glass, from Robert E. Blue Engineers, stated the property records do not show the turnpike being taken. Mr. Stipa asked if it was surveyed. Mr. Glass stated yes.

Mr. Frangiosa made a motion to approve this application provided the street widening is in approval with Council. In addition, the board is requesting sidewalks and curbs be installed. Mr. Miller asked if we are required to put in sidewalks and curbs, would it just be on that piece of property. Mr. Frangiosa stated yes. The motion was seconded by Mr. McGuire. The motion passed 4-0 with Mr. Frangiosa, Ms. McCullough, Mr. McGuire, and Mr. Stipa. Mr. Sudell, Ms. Carosello, and Mr. Harper were absent.

The May minutes were approved.

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

July 5, 2023

To: Plymouth Township Council

Subject: Miller Residence- 2516 Butler Pike- Conditional Approval

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

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary