

**Plymouth Township**  
**Planning Agency Meeting**  
**June 5, 2024**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, June 5, 2024.

The following were present:

Vince Frangiosa	Chairman
Monica McCullough	Member
Anthony Stipa, Jr.	Member
Mike McGuire	Secretary/Member
Joel Rowe	Zoning Officer

**1. Pledge of Allegiance-** The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

**2. 416 Ridge Pike – Conditional Approval –** Mr. Pete Karakelian, property owner at 416 Ridge Pike and Mr. Eric Britz from Bohler Engineering, are seeking approval to renovate the current car wash at 416 Ridge Pike. Mr. Britz stated the property sits on half an acre and is outdated. Mr. Britz stated they are looking to add a 662 sq. ft. addition to make it a more efficient car wash. They would be decreasing the building and impervious coverage, but redoing the asphalt, curbing, restriping, and sidewalks, all while maintaining the current access mains. Mr. Karakelian stated they would like to flip the flow of the car wash to eliminate most of the traffic off Ridge Pike. Mr. Karakelian and Mr. Britz discussed the review letters with the members of the board.

Ms. McCullough asked who the neighbors are surrounding the vacuum areas. Mr. Karakelian stated east is a commercial parking lot as well as an alleyway. Mr. Stipa asked what the height of the proposed addition will be. Mr. Britz stated it would be the same height as the existing building. Mr. McGuire asked if they would be keeping the vacuums along the side of the building. Mr. Karakelian stated yes. Mr. Frangiosa asked what the reasoning is for no curb cuts. Mr. Karakelian stated the image was done before the conversation of curb cutting was had. It is not a representation of what they have in the drawings. Mr. McGuire asked if they were requesting any waivers. Mr. Karakelian stated the only waiver would be the traffic impact study, which he feels, does not warrant one. Mr. McGuire made a motion to approve this conditional approval and was seconded by Ms. McCullough. The application was approved 4-0 with Mr. Stipa, Ms. McCullough, Mr. McGuire, and Mr. Frangiosa in favor. Mr. Sudell, Ms. Carosello, and Mr. Harper were absent.

**3. 1850 N. Gravers Road – Use Variance for Pickle Ball –** Ms. Debbie Shulski, Esq. from Riley, Riper, Hollin & Colagreco is representing the property owner at 1850 N. Gravers Road. This property is currently a 76,000 sq. ft. building located in the industrial park zoning district. The building is partially occupied by a plumbing supply tenant and the other 26,500 sq. ft. is vacant.

Ms. Shulski stated with her tonight are Ms. Prea Check and Mr. Ethan Check, who are prospect tenants seeking a use variance for this property. Mr. Check stated his mother and himself are co-owners of Pickle Check, which is a state of the art pickle ball facility. They have been looking for a dedicated indoor court in Montgomery County and believes this location would fit best. Ms. Check stated the facility would be a member-based club, consisting of nine courts, and hours of operation would be 8:00 a.m. to 9:00 p.m. The majority of the traffic during the weekdays would be in the evenings and on the weekends. Ms. Check stated there would be no overlapping traffic with the other tenant.

Mr. McGuire asked what a dink court is. Mr. Check stated it is half a court used to warm up. Mr. McGuire asked how many members this facility could hold. Mr. Check stated 80 people. Mr. McGuire asked how many bathrooms are there. Mr. Check stated there are three stalls for women, two stalls, and one urinal for men. Mr. McGuire asked if there would be locker rooms. Mr. Check stated no. Mr. McGuire asked if there would be a retail shop. Mr. Check stated yes. Mr. McGuire asked if there would be enough parking to accommodate their facility along with the other tenant as well. Mr. Check stated yes. Ms. Check stated we believe we meet the ordinance. Mr. Frangiosa asked how many employees they envision this facility will have. Mr. Check stated five or six employees.

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

**4. PREIT – Ordinance Amendment** – Mr. Dan Yosipovitch, Esq. from Kaplin Stewart, stated they are here in request of coordination between PREIT and Keystone in bringing residential development to the Plymouth Meeting Mall. Mr. Yosipovitch stated there has been a substantial amount of time working with the Township to coordinate with Keystone and believes this text amendment will accomplish just that. Mr. Yosipovitch stated the text amendment permits midrise apartments within the shopping center district, therefore, it does not affect Keystone's proposal. However, it does require a conditional use approval, which is why they are seeking recommendation from the Planning Agency.

Ms. McCullough asked what is being deleted on page 3, section 1100 of the text amendment. Mr. Yosipovitch stated nothing is being deleted, but adding the possibility to redevelop newly construction apartments. Ms. McCullough asked how the height descriptions differ from what was previously allowed. Mr. Yosipovitch stated they are lower than what is currently permitted, the height is currently 100 ft. and they are proposing 75 ft. Mr. Stipa asked Mr. Rowe what the Township's stance is. Mr. Rowe stated they have all agreed on this. Mr. Chris Mrozinski, representing PREIT, stated PREIT has been working with the Townships Solicitor. Mr. Stipa clarified the max density and gross acer. Mr. Mrozinski stated the max units is 275 and believes the numbers they have was the prior version.

Mr. Frangiosa stated he wants to see the mall succeed but could not vote in good conscious since he believes the apartments at the mall will be a repeat of Parc Apartments and the traffic problems that are present today. Mr. Stipa stated he echoes what Mr. Frangiosa stated.

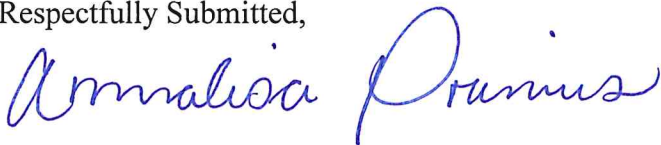
Mr. Mrozinski summarized the plans for the next steps in that he is willing to figure a way to address the concerns the Planning Agency has. Mr. Seth Shapiro from Barton Partners Architects Planner showed the members a previous plan and the start of the new plan stating various traffic improvements have been done. Mr. Frank Johnson, a resident of the Township, stated he is opposed because he believes the traffic will be dumped onto Narcissa Road. Mr. Frangiosa made a motion to deny this application and was seconded by Mr. Stipa. Ms. McCullough and Mr. McGuire stayed neutral.

**5. Approval of Minutes from March 2024** – Mr. Frangiosa made a motion to approve the March minutes and was seconded by Mr. Stipa. A roll call vote was taken and the motion passed 4-0 with Mr. Stipa, Ms. McCullough, Mr. McGuire, and Mr. Frangiosa in favor. Mr. Sudell, Ms. Carosello, and Mr. Harper were absent.

**6. Approval of Minutes from May 2024** – Mr. Frangiosa stated the approval of the minutes from May will be voted on at the next meeting.

**7. Adjournment-** There being no further business, the meeting was adjourned at 8:04 p.m.

Respectfully Submitted,



Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

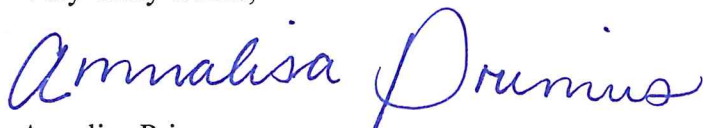
June 5, 2024

To: Plymouth Township Council

Subject: 416 Ridge Pike – Conditional Approval

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

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary

Plymouth Township Planning Agency

June 5, 2024

To: Zoning Hearing Board

Subject: 1850 N. Gravers Road – Use Variance for Pickle Ball

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

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary