

**Plymouth Township**  
**Planning Agency Meeting**  
**March 6, 2024**

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, March 6, 2024.

The following were present:

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

**1. Pledge of Allegiance-** The meeting was called to order at 7:02 p.m. and the Pledge of Allegiance was recited.

**2. Genesis Conicelli- Conditional Approval Land Development-** Mr. Tom Ludgate, Ludgate Engineering, presented on behalf of Conicelli stating they are building a new showroom/offices, along with an additional service area. Mr. Ludgate stated the waivers they are requesting are as followed: the sidewalks along the street frontage will be installed by the County, the landscape plan not having a landscape architect sign it, since it is simple work being done, the street trees not being planted since it was not required with other dealerships, and asking for any open space be a fee to be provided instead of the actual open space. Mr. Rowe stated the Township comments are minimal.

Mr. Manai asked if the County gave them a timeframe of when the sidewalks would be installed. Mr. Ludgate stated no. Mr. Manai asked are there any street trees planted along the frontage of Ridge Pike. Mr. Ludgate stated he does not believe so. Mr. Stipa asked if this parcel is 9.52 acres. Mr. Ludgate stated yes, in that range. Mr. Frangiosa asked if there was a landscaping submission to the Township's Landscape architect, which complied with the plan. Mr. Manai stated there is someone at Woodrow & Associates who handles this and they did not find any issues. Mr. Frangiosa asked if the building they are replacing has the same square footage. Mr. Ludgate stated this building is larger since it has the two flanking areas where pick up and drop off are.

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

**3. Home Depot- Parking Variance-** Ms. Jennifer Oltman, Kimley-Horn, presented on behalf of Home Depot. They are requesting relief from parking spaces to utilize permanent outdoor storage. The storage would consist of fencing, sheds, and mulch, soil, and live goods.

Mr. Manai asked if the mulch would be encapsulated or would there be runoff into the inlets. Mr. Collins Polywacz, Home Depot Manager, stated they would be bagged mulch. Ms. McCullough asked if they would still have their minimum required parking spaces. Ms. Oltman stated no required by code is 1,668 parking spaces, but they would end up with 1,627 parking spaces. However, the area is over parked and currently have quite a bit of vacancy.

Mr. Manai asked if the area that is over parked, is the area where the bagged mulch would be located. Mr. Polywacz stated no. Mr. Manai asked if there is that much demand for bagged mulch that they are willing to give up those prime parking spaces for customers. Mr. Polywacz stated it goes hand in hand; the mulch is usually located in the back of the store, whereas now the bagged mulch would be in the front. Mr. Manai asked if other Home Depots have done this. Mr. Polywacz stated yes, West Norriton, Willow Grove, and King of Prussia stores. Mr. Manai stated his biggest concern is the impact to the pedestrian and vehicular traffic.

Ms. McCullough asked what items would be permanently year round. Ms. Oltman stated chances are some of the spaces would not be utilized year round, however, the sheds and fencing would be. Ms. McCullough asked how the employee outside would know a customer paid for the item they are picking up. Mr. Polywacz stated they receipt check. Mr. Stipa asked if no employee is there, the customer could be stuck waiting. Ms. Oltman stated theoretically yes. Mr. Frangiosa asked what the other businesses said when they brought this plan to their attention. Ms. Oltman stated they only have an approval from the condominium association. Mr. Frangiosa stated every business needs to agree since they are essentially sharing parking spaces for this shopping center.

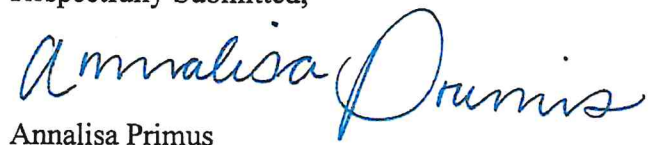
Mr. Rowe stated the Township staff has some concerns: how the sheds will be secured, prevention of entry when the business is closed, one of the plans states a fire lane is a loading zone, which the Fire Marshal does not want a plan to be approved if it states 'loading zone', the height of the products can obscure the view of a small vehicle, taking parking spaces away from customers, and the Fire Marshal stressed the fact that the drive aisles will now be used as a loading zone, which could prevent an emergency vehicle from responding. Mr. Rowe stated the Township's attorneys and the Zoning Hearing Board would be in touch to make sure there is common ground with these concerns.

Mr. Frangiosa made a motion to deny this application as there is still information that the Code Enforcement Department still needs, as well as concerns for the other businesses in the district. The motion was seconded by Mr. Stipa. The application was denied 4-0 with Mr. Stipa, Mr. Harper, Ms. McCullough, and Mr. Frangiosa in favor. Ms. Carosello, Mr. Sudell, and Mr. McGuire were absent.

**4. Approval of Minutes- February 7, 2024-** Mr. Stipa made a motion to approve the minutes from February 7, 2024 and was seconded by Ms. McCullough. The minutes were approved unanimously.

**5. Adjournment-** There being no further business, the meeting was adjourned at 7:33 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Annalisa Primus". The signature is written in a cursive style with a large, looped "P" at the end.

Annalisa Primus  
Recording Secretary

Plymouth Township Planning Agency

March 6, 2024

To: Plymouth Township Council

Subject: 1208 Ridge Pike, Genesis Conicelli- Conditional Approval

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

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary

Plymouth Township Planning Agency

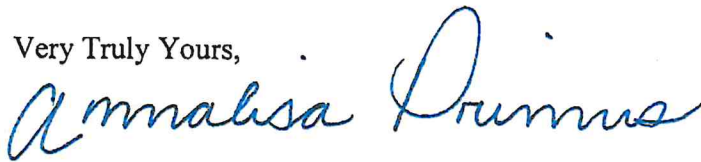
March 6, 2024

To: Zoning Hearing Board

Subject: 200 Alan Wood Road, Home Depot- Variance Application

Mr. Frangiosa made a motion to deny this application as there is still information that the Code Enforcement Department still needs, as well as concerns for the other businesses in the district. The motion was seconded by Mr. Stipa. The application was denied 4-0 with Mr. Stipa, Mr. Harper, Ms. McCullough, and Mr. Frangiosa in favor. Ms. Carosello, Mr. Sudell, and Mr. McGuire were absent.

Very Truly Yours,



Annalisa Primus  
Planning Agency Secretary