

Plymouth Township
Planning Agency Meeting
November 5, 2025

The Plymouth Township Planning Agency held its meeting at the Township Building on Wednesday, November 5, 2025.

The following were present:

Greg Sudell	Chairman
Monica McCullough	Vice-Chair
Neil Clark	Member
Anthony Stipa, Jr.	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. 832 Germantown Pike – Use Variance for Taekwondo Studio - Attorney Sam Huang represented the applicant, who is his son. He is seeking approval to operate a Taekwondo school at the site, 832 Germantown Pike. The property consists of two suites; one currently leased to LabCorp until 2027 and the other occupied by a retiring medical doctor. The building has a unique layout, with one suite featuring a basement and a first floor suitable for conversion into an open training area.

Mr. Huang explained that the Taekwondo school would use the space primarily in the evenings, Monday through Thursday, from 4:00 to 9:30 p.m., with occasional weekend sessions for private lessons or belt tests. He emphasized that the change in use would not create parking problems because class hours would be after normal business hours. Mr. Huang stated the shared parking lot contains 85 spaces. The applicant currently operates from a nearby community center with about 60 students of various ages, mostly children, and plans to move operations to this new location.

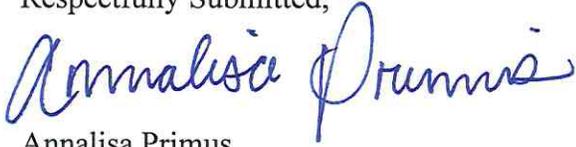
The members of the Planning Agency discussed traffic safety concerns, particularly the difficulty of making left-hand turns out of the property onto Germantown Pike during rush hour. While there were no objections to the proposed use, members recommended a review by the township's civil engineer to evaluate potential traffic safety issues and the feasibility of limiting left turns from the site. There were no township comments opposing the proposal.

Ms. McCullough made a motion to approve the variance for the Taekwondo school, contingent upon the civil engineer's traffic safety review. The motion was seconded by Mr. Clark. The application was approved 3-0 with Mr. Sudell, Ms. McCullough, and Mr. Clark. Mr. Stipa abstained from the application.

3. Approval of Minutes from October 2025 – Mr. Stipa made a motion to approve the minutes from October 1, 2025. The motion was seconded by Ms. McCullough. The minutes were approved unanimously.

4. Adjournment- There being no further business, the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,



Annalisa Primus
Recording Secretary