

Plymouth Township
Planning Agency Meeting
February 4, 2026

The Plymouth Township Planning Agency held its meeting at the Township Building on Wednesday, February 4, 2026.

The following were present:

Greg Sudell	Chairman
Brittany Carosello	Secretary
Bryan Renneisen	Member
Christine Quinn	Member
George Korkus III	Member
Neil Clark	Member
Lonnie Manai	Township Engineer
Joel Rowe	Township 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. 1920 Little Ave – Two Lot Subdivision – Mr. Sudell tabled this item due to no representation for 1920 Little Ave.

3. 1175 Conshohocken Road – Land Development for New Training Facility - Kevin Marmas of Alfred Benesch & Company, along with county staff, represented Montgomery County, presenting a land development proposal for a new live fire training building at the Fire Academy site located at 1175 Conshohocken Road. The new structure is intended to replace the existing live fire building, which has been in use for approximately 40 years and has exceeded its service life. The replacement building will comply with current live fire training standards and guidelines, while the existing building will remain on the site and be repurposed for non-live-fire training activities such as search and rescue and law enforcement training.

The land development plans were submitted about a month prior, which includes stormwater management improvements to address roughly a quarter acre of new impervious surface. Some stormwater facilities will utilize existing impervious areas, and runoff from both existing and proposed impervious surfaces will be managed collectively through a proposed stormwater basin before discharging at a single controlled point on the site. A recovery pavilion of approximately 770 square feet is also proposed to support firefighter rehabilitation and debriefing following training exercises; this pavilion will be constructed on existing impervious surface and will not increase site runoff.

The Township Engineer's review letter identified several technical and plan-related comments, most of which were described as minor and straightforward to address.

These included revisions to plan notes and signature blocks, adding right-of-way dimensions, clarifying vehicle ingress and egress from Conshohocken Road, and providing more detail on access widths and dimensions. Additional comments addressed erosion and sediment control on disturbed steep slopes, clarification of stabilization methods, stormwater basin details, pavement restoration specifications, concrete strength requirements, and trench bedding details. One comment may require a formal waiver, as the proposed stormwater discharge pipe is 12 inches in diameter to match existing infrastructure, while township standards typically require a 15-inch minimum.

Members from the Montgomery County Fire Academy explained that the facility currently supports approximately 40 live fire training sessions per year, held during weekdays, evenings, and weekends. The new building will contain multiple burn rooms and will allow for both Class A fires, using traditional materials such as pallets and Class B fires, fueled by propane. The propane-based training provides cleaner burns, quicker reset times, and greater flexibility for repeated training evolutions. The recovery pavilion was emphasized as an important safety improvement, allowing firefighters to cool down, hydrate, and recover immediately adjacent to the training area rather than returning to distant buildings.

No objections were raised by township officials, and remaining reviews for traffic, sewer, and landscaping are still pending but not expected to present major issues. With no questions from the public, Ms. Carosello made a motion to recommend approval for this application and was seconded by Mr. Clark. The motion was approved 6-0 with Mr. Sudell, Ms. Carosello, Mr. Renneisen, Ms. Quinn, Mr. Korkus, and Mr. Clark in favor.

4. Approval of Minutes from January 2026 –Ms. Carosello made a motion to approve the minutes from January 7, 2026. The motion was seconded by Mr. Renneisen. The minutes were approved unanimously.

5. Adjournment- There being no further business, the meeting was adjourned at 7:21 p.m.

Respectfully Submitted,

Annalisa Primus
Recording Secretary