

**PLYMOUTH TOWNSHIP**

**REGULAR MEETING**

**June 8, 2020**

Plymouth Township Council held its Regular Meeting via Zoom. The following officials were in attendance:

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**Council:** Chris Manero ----- Chairman  
Karen Bramblett ----- Vice-Chairman  
David Gannon  
Marty Higgins  
Kathy Bandish

**Staff:** Karen Weiss ----- Manager  
Michael Clarke ----- Solicitor  
Tim Creelman ----- Finance Director  
Chris Loschiavo ----- Director of Public Works  
John Myrsiades ----- Chief of Police  
Lonnie Manai ----- Woodrow & Associates

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**Pledge of Allegiance** - The Regular Meeting was called to order at 7:00 p.m. and Chairman Manero led the Pledge of Allegiance.

**PUBLIC COMMENT**

**20 Years of Service Resolution- Michael Frank- ACTION-** Mr. Higgins read the resolution recognizing Michael Frank for his generous and outstanding service and contributions rendered while serving in the Public Works Department beginning on June 1, 2000, thereby completing 20 years of service. Council extends its appreciation to Michael Frank who served with commitment and dedication. Plymouth Township Council desires to recognize the diligent and valuable services rendered by Michael Frank. Mr. Higgins made a motion to approve the resolution and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**ANNOUNCEMENT**

**APPROVAL OF MINUTES:** Chairman Manero called for the approval of the minutes.

- a. Workshop Meeting ----- May 4, 2020
- b. Regular Meeting ----- May 11, 2020

Mr. Gannon made a motion to approve the minutes. The motion was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**APPROVAL OF DEPARTMENTAL REPORTS AND BILLS:** Chairman Manero called for the approval of the departmental reports and bills.

Mr. Higgins made a motion to approve the departmental reports and bills. The motion was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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#### **ADMINISTRATION**

**a. Tax Appeal Stipulation to Settle-** Mr. Clarke read the tax appeal stipulation. Mr. Clarke stated the settlement resulted in an underpayment of taxes to Plymouth Township in the amount of \$24,506.64. The motion to accept the settlement was made by Mr. Higgins and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**b. Ratification of Outdoor Sales of Food & Merchandise Resolution- ACTION-** Mr. Clarke stated this resolution is for the safety of patrons, complying with the PA Liquor Control Board, and the Montgomery County Department of Health. Mr. Clarke stated after 90 days this will expire. The motion was made by Mr. Higgins and seconded by Ms. Bandish. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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#### **POLICE/PUBLIC SAFETY**

Chief Myrsiades stated the department has been in contact with the NAACP. Also, he stated the protests that happened last weekend in Plymouth Township went very well, and he does expect there to be one or more protests in the next week.

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#### **PUBLIC/WORKS/SEWER**

**a. Highway Permit Fee Resolution- ACTION-** Ms. Bandish read the resolution and made a motion to approve this. The motion was seconded by Ms. Bramblett. Mr. Manero asked if this change in fee will bring us up to what other municipalities are doing. Mr. Loschiavo stated yes, it does not affect any households, but is more for the utility companies. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**b. PADOT Winter Services Agreement & Resolution Revised- ACTION-** Mr. Gannon read the latest version of this resolution and made a motion to approve and was seconded by Ms. Bandish. Mr. Manero stated this is a revised version of what Council previously passed.

A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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## ENGINEERING

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### SUBDIVISION AND LAND DEVELOPMENT

**a. L.D. 17-2 Conicelli Auto Group/906 Ridge Pike**

1) Expiration date August 20, 2020

**b. L.D. 18-4 SMG Hotels/201 Plymouth Road**

1) Extension granted to August 30, 2020- **ACTION-** Mr. Higgins made a motion to accept this extension and was seconded by Mr. Gannon. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**c. S.D. 19-2 3116 Jolly Road**

2) Expiration date December 1, 2020

**d. L.D. 20-1 Plymouth Shopping Square Shopping Center**

3) Expiration date June 30, 2020- **ACTION-** Mr. Clarke read the Conditional/Final approval resolution. Mr. Manero asked the reason why there are so many waivers for this development. Mr. Manai stated most of the waivers are due to the existing conditions. Ms. Bandish made a motion to approve this resolution and was seconded by Mr. Higgins.

Mr. Bob De La Cour- 905 Whites Road- asked what a 5ft radius is. Mr. Manai stated the curved portion of the concrete island to connect the straight pieces.

Mr. Rob Lewis, Esq.- Kaplin Stewart- thanked Council, staff, and consultants regarding this project.

Mr. Bill Loesel- 1917 Little Ave- asked if there are any provisions for noise abatement. Ms. Weiss asked if he's referring to outdoor dining or a restaurant area. Mr. Rob Lewis stated the outdoor seating is for office tenants only. This will be used during lunch time when employees would like to eat outside. Mr. Lewis also stated that there will be a screen buffering, along with a fence, which will shield residents along Little Ave.

Ms. Sandy O'Brien- 1917 Little Ave- stated she'd like to keep the trees which are behind her house, since the lights on the building shine right into their home. Mr. Lewis stated the lighting should improve. Mr. Manai stated the Township has a lighting consultant who will make sure that the lighting is in accordance with the plan.

Mr. Dan Shalala - 1919 Little Ave- thanked Council for helping them in the process of this project.

A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**e. L.D. 20-3 Proving Grounds Fields 6-8**

1) Extension granted to July 31, 2020- **ACTION-** Mr. Gannon made a motion to accept this extension and was seconded by Mr. Higgins. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

**f. S.D. 20-1 1103 Ridge Partners, LLC/1103-1113 Ridge Pike**

1) Expiration date August 27, 2020

**g. L.D. 20-4 1103 Ridge Partners, LLC/1103-1113 Ridge Pike**

1) Expiration date August 27, 2020

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**CONDITIONALLY APPROVED PROJECTS NOT YET RECORDED**

**a. Extension Requests- ACTION-**

1) **PHI Belvoir Road to August 15, 2020-** Mr. Gannon made a motion to approve the time extension request and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

2) **Lilvin Enterprises LLC to August 31, 2020-** Mr. Gannon made a motion to approve the time extension request and was seconded by Ms. Bandish. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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**PROJECTS UNDER CONSTRUCTION**

**a. Escrow Release- ACTION-**

1) **Arbour Square-** Mr. Higgins stated this communication is from Woodrow & Associates, stating sufficient work has been completed to release \$1,291,283.80. Mr. Higgins made a motion to approve and was seconded by Ms. Bramblett. A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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**WAIVER OF LAND DEVELOPMENT REQUEST**

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**CODE ENFORCEMENT**

**a. Vacant Building Ordinance- Final Consideration- ACTION-** Mr. Clarke read the ordinance to require registration of vacant buildings. Ms. Bramblett made a motion to approve this ordinance and was seconded by Mr. Higgins.

Mr. Bob De La Cour- 905 Whites Road- addressed his concerns regarding this item. Mr. De La Cour did not agree with having to pay a registration fee when leaving your home for more than 60 days. Mr. Manero stated it's important for emergency personnel to know when a property is vacant. Mr. Clarke stated this information can be shared with the Police so they are aware when responding to a call.

A roll call vote was taken and the motion passed 5-0 with Ms. Bramblett, Ms. Bandish, Mr. Gannon, Mr. Higgins, and Mr. Manero in favor.

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## ZONING

**a. Zoning Hearings-** Ms. Bramblett announced that the Zoning Hearing Board of Plymouth Township will hold a meeting via Zoom on Monday, June 22, 2020, commencing at 7:00 p.m., on the following applications: 1) Kelman & Magliari Realty, LLC- 2070 Butler Pike 2) Dennis M. Powell and Elizabeth C. Powell- 2622 Butler Pike 3) Fields Family LLC- 624 Erlen Road. Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard. Login details will be available at [www.plymouthtownship.org](http://www.plymouthtownship.org) and the Township's Facebook account prior to the hearing.

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## PARKS AND RECREATION

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## PLANNING AND DEVELOPMENT

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## MISCELLANEOUS/OLD BUSINESS

**a. Citizen Board Vacancy Announcement-** Mr. Manero stated the following citizen board positions are open: two positions on the Property Maintenance Code Appeals Board, and one on the Historical Architectural Review Board.

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## AUDIENCE PARTICIPATION

Ms. Marlene Chaikin- 666 W. Germantown Pike- expressed that she would like more information regarding the new apartment building at the mall. Also, Ms. Chaikin stated traffic is already grid-locked and does not feel it's a good idea to place an apartment building there. Mr. Manero stated Council has not made a decision as of yet.

Ms. Linda Trembath- 9 Camelot Drive- asked how an apartment building at the mall would help the mall when stores are already vacant. Mr. Manero stated he doesn't have a clear answer, but making it a mixed use is a current trend they are seeing.

Ms. Sarah Scarola- 27 Jody Drive- asked why the zoning use has to change at the Mall. Mr. Gannon stated the ability to shop online nowadays is so easy that stores inside the mall are closing. Mr. Gannon also stated he'd hate to see the Mall not succeed, he wants to bring life to it. Ms. Scarola also stated she'd like to see more jobs come out of this project.

Mr. Bob De La Cour- 905 Whites Road- stated the traffic by the KOP Mall is congested ever since they built the apartments there. As a result of that, Mr. De La Cour stated people are moving out because of the traffic.

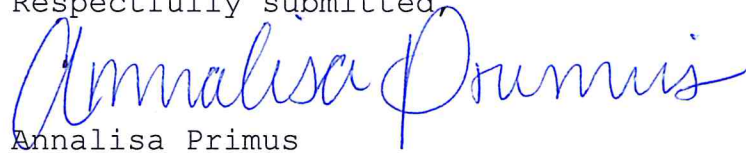
Mr. Higgins stated he believes that 400 units at the mall is not the answer and not is in favor of this project. Mr. Manero stated the Council will take all thoughts into consideration since this is a big decision.

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**ADJOURNMENT**

There being no further business, the Workshop Meeting was adjourned at 8:17 p.m.

Respectfully submitted,



Annalisa Primus  
Recording Secretary