



PLYMOUTH TOWNSHIP COUNCIL

WORKSHOP MEETING

Tuesday, September 2, 2025
Plymouth Township Building
6:00PM

The monthly Workshop meeting is an informational session where Council hears reports from department directors and presentations from outside organizations or applicants on matters related to township matters. The meeting is also used to review items scheduled for the upcoming Regular meeting. Council generally does not take official action at Workshop meetings.

AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ANNOUNCEMENTS

- A. Council will meet in an Executive Session at the conclusion of the meeting to discuss collective bargaining, public safety, and potential litigation matters.

3. PRESENTATION ITEMS

A. Zoning Map Amendment Application: 523, 525, 527, 531 Plymouth Road

- i. *An application for a Zoning Map Amendment has been submitted to the township for the properties located at 523, 525, 527, and 531 Plymouth Road. The applicant will present the details of the proposed zoning map amendment in preparation for the public hearing scheduled for 6PM on September 8, 2025.*

B. Solar Panel Installation – Final Recommendation

- i. *Members from the township's Environmental Advisory Board (EAB), along with Shared Energy Manager (SEM) will provide an update on the final recommendations detailed in the SEM's report.*

4. DISCUSSION ITEMS

A. Recommendations for 2026 rates for GPCC rooms and pool passes, and park pavilions

- i. *Staff will review recommended rates for the GPCC rooms and pool passes, and park pavilions for Council consideration at the September 8 Regular meeting.*

5. DEPARTMENTAL UPDATES

- A. Budget Meeting Schedule Announcement

6. REVIEW OF AGENDA FOR UPCOMING REGULAR MEETING: SEPTEMBER 8, 2025

Potential Action Items for Regular meeting: September 8, 2025

- A. Motion to Adopt Resolution 2025-36 Recognition of Anthony Lisi for service on the Historical Architectural Review Board.



PLYMOUTH TOWNSHIP COUNCIL

- B. Motion to Approve the meeting minutes for August 4, 2025, Council Workshop and August 11, 2025, Business Meeting.
- C. Motion to Approve the departmental reports and schedule of bills for August 2025.
- D. Motion to Approve rental rates for the GPCC, pavilions, and pool passes.
- E. Motion to Approve Escrow Release #7 for 2622 Butler Pike.
- F. Motion to Approve time extension for LD 25-1 Bergey Realty Company, 1441 East Ridge Pike.

Information Items for Regular meeting: September 8, 2025

- A. Police Department Update
 - i. Remembering Brad Fox – EOW- 09/13/2012
- B. Citizens Board Vacancy Announcements
- C. Zoning Hearings
- D. Parks and Recreation Upcoming Events
- E. Connaughtown Update

7. PUBLIC COMMENT

Members of the public are welcome to address Council during this time. Speakers are asked to keep their remarks respectful and concise to allow time for all who wish to speak. Comments should be directed to Council as a whole, not to individual members or staff. Council may choose to respond or take matters under advisement for future consideration.

8. ADJOURNMENT

Plymouth Woods

523, 525, 527, and 531 Plymouth Rd







Next Level Construction, Inc

Gauntlett Construction

Sussex Square Apartments

USI Insurance Services

FedEx Drop Box

The Bleacher Creatures

Key Private Bank

CGI

ePharmaSolutions

Crossroads Hospice & Palliative Care

American Exploration Company

Howden Compressors Inc

Cooney Brothers

Pennsylvania Tpke (Toll road)

Pennsylvania Tpke (Toll road)

276

333

N Gravers Rd

Thomas Rd

N Gravers Rd

N Gravers Rd

N Gravers Dr

Plymouth Rd

Eagle Dr

Plymouth Rd

Ashley Way

Ashley Way

Future Land Use

The county's future land use is divided into land use categories that reflect the intended character, function, and intensity of an area.



Regional Mixed Use Center – Regional Mixed Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. Regional Mixed Use Centers generate a lot of traffic, a lot of jobs, and a lot of overall activity.

The primary uses in these areas might include:

Malls, regional and major community shopping centers, and large department stores.

Large office complexes, office buildings, and light industrial areas.

Hotels and conference facilities. High-density multifamily and townhomes. Entertainment uses and concentrations of restaurants



Secondary uses might include small-scale shopping centers and retail stores, small offices, institutions, civic uses, day care centers, and other residential housing types. When feasible, land uses should be mixed within Regional Mixed Use Centers. Over

time, these centers should establish more of a sense of place, ideally with a clearly defined public gathering place. New development or redevelopment of sites should be designed to accommodate significant automobile trips, and Regional Mixed Use Center should have internal road systems that allow traffic movement in and around the center outside of the regional road network.

Developments and public improvements should make it easy to walk to public transportation and other parts of the center. Over time, the character of development might evolve, with higher buildings, diverse uses, and structured parking.



Uses can be mixed within buildings, including ground floor retail, restaurants, and services below offices.

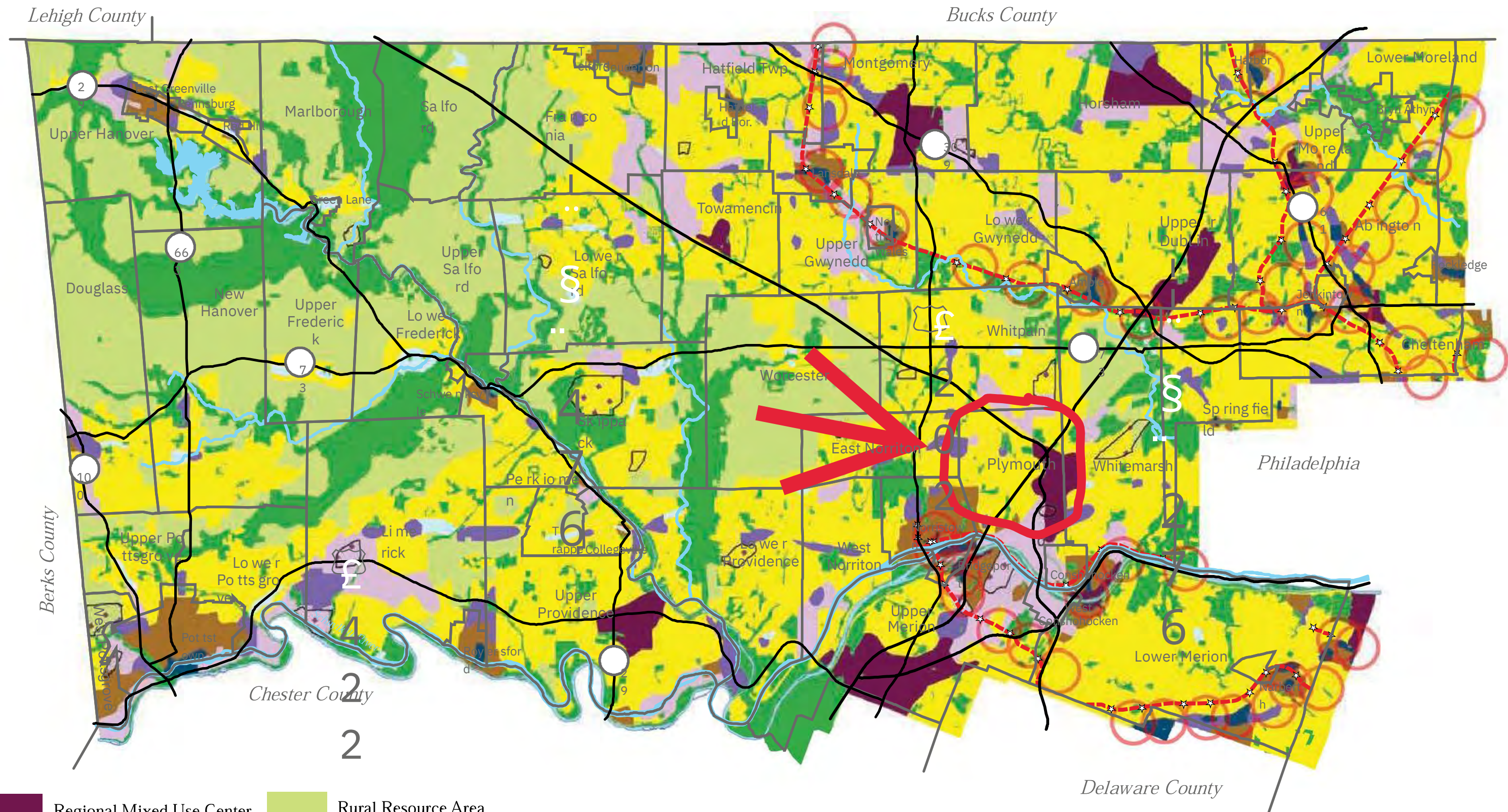












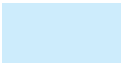


Retail shopping areas are a major component of Regional Mixed Use Centers.

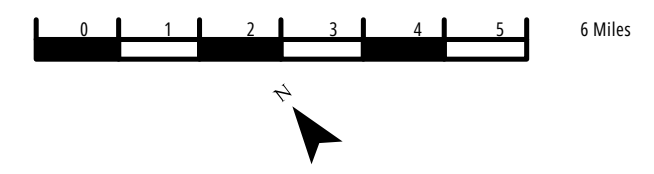


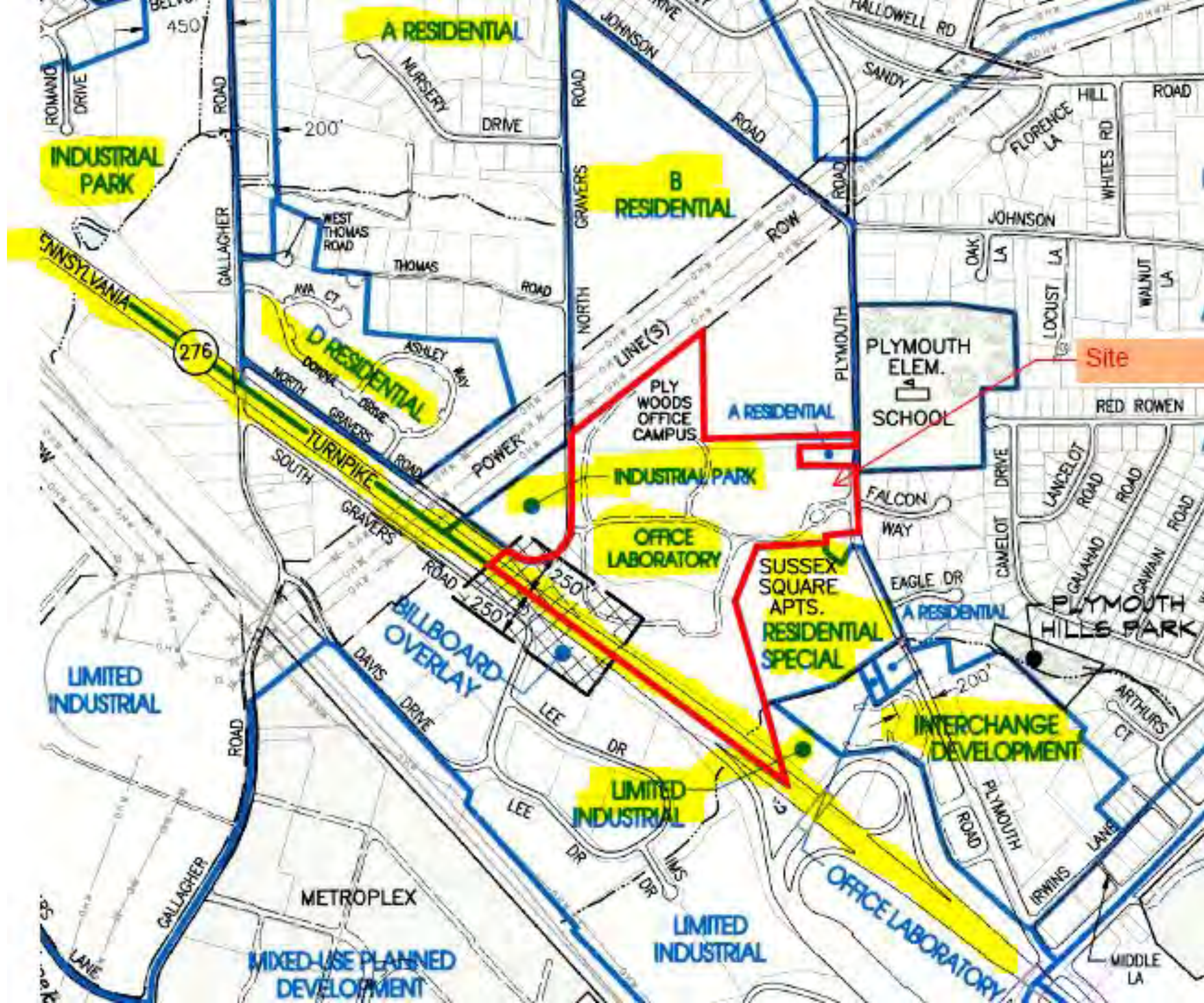
New buildings located close to streets help create a walkable environment.

FUTURE LAND USE



- | | | |
|---|---|---|
|  |  Regional Mixed Use Center |  Rural Resource Area |
|  Suburban Residential Area |  Town Center |  Town Residential Area |
|  Community Mixed Use |  Unique County Wide Uses |  Rail Lines |
|  Business Area |  Village Center |  Rail Station (1/2 Mile) Walk Shed |
|  Open Space | | |





PLYMOUTH ROAD

A RESIDENTIAL DISTRICT

A RESIDENTIAL DISTRICT

B RESIDENTIAL DISTRICT

EXISTING OFFICE LABORATORY DISTRICT

RESIDENTIAL SPECIAL DISTRICT

PROPOSED D RESIDENTIAL DISTRICT (RELIEVES FROM OFFICE LABORATORY DISTRICT)

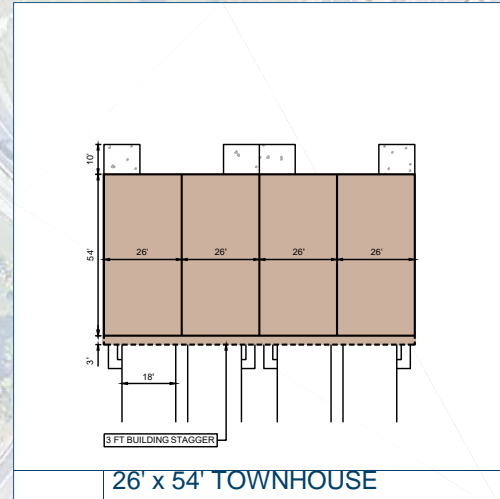
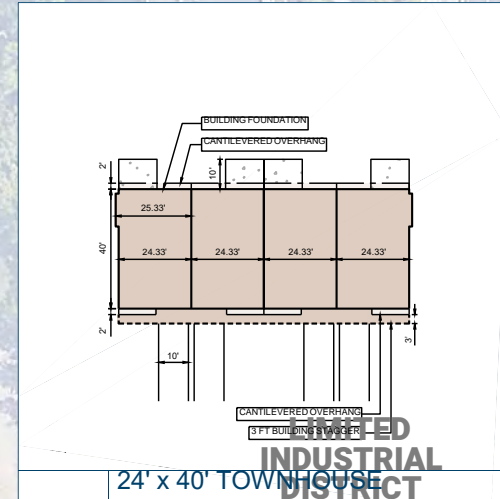
24' x 40': 89 UNITS
26' x 54': 70 UNITS
TOTAL: 159 UNITS

PARKING STALL REQUIREMENTS - D RESIDENTIAL DISTRICT

Table with columns: USE, REQUIREMENT, UNITS, PARKING REQUIRED, SECTION. Includes rows for DWELLING UNIT, VISITOR PARKING, and PARKING PROVIDED.

BULK REQUIREMENTS - D RESIDENTIAL DISTRICT

Table with columns: REQUIREMENT, REQUIRED, EXISTING, PROPOSED, SECTION. Includes rows for MINIMUM TRACT AREA, MINIMUM LOT AREA, DENSITY, FRONTAGE, MINIMUM LOT WIDTH, DISTANCE BETWEEN BUILDINGS, MINIMUM SETBACKS, BUFFERS, MAXIMUM IMPERVIOUS COVERAGE, MAXIMUM BUILDING COVERAGE, MINIMUM GREEN SPACE AREA, MAXIMUM BUILDING HEIGHT, OPEN SPACE, and PARKING REQUIREMENTS.



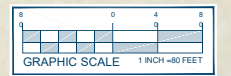
SITE DATA table containing parcel data, address, municipality, county, state, tax map, parcel ID, applicant name, and plan reference.

PRELIMINARY NOT FOR CONSTRUCTION. THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION.

NORTH GRAVERS ROAD (COLLECTOR STREET) (60 FT ULTIMATE ROW) INDUSTRIAL PARK DISTRICT

PENNSYLVANIA TURNPIKE

DEVELOPABLE ACREAGE D RESIDENTIAL DISTRICT table showing area contained within property lines, public roads ultimate right of way, way overhead utility, underground utility, wetlands, floodplains, slopes, and total developable acreage.



CONCEPT PLAN D0 SAL PAONE BUILDER PLYMOUTH ROAD and NORTH GRAVERS ROAD PLYMOUTH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA 2025 - 02 - 19 LEC_240010

Proposed Townhomes

- Impervious Coverage **reduction** of 81,000+ SF
- Impervious Cover **reduction** from 42.4% to 36.7% (50% permitted)
 - Impervious Coverage **reduction** of 5.7%
- Building Cover increase from 11.8% to 14.6% (35% permitted)
- Green Space area **increase** from 57.6% to 63.3% (additional 59,812 SF – 1.37 acres)
- Open Space 28.3% (20% required) – non impervious cover and non-stormwater facilities
- Parking – 350 spaces required, 350 proposed
 - Parking calculation does not include Garages.

Traffic / Trip Generation (Comparison of Office v 159 Units)

TRIP GENERATION SUMMARY

Scenario	Peak Hour	Land Use	Size	Rate or Equation ¹	Trip Generation		
					Total	Enter	Exit
Existing Site	Weekday AM Peak hour	Office	185 ksf	Equation	284	250	34
	Weekday PM Peak hour			Equation	277	47	230
	Average Weekday			Rate	2005	1003	1002
Previously Approved Development Proposal	Weekday AM Peak hour	Office	354 ksf	Rate	538	474	64
	Weekday PM Peak hour			Rate	510	87	423
	Average Weekday			Rate	3837	1919	1918
Current Development Proposal	Weekday AM Peak hour	Office	37.44 ksf	Equation	72	63	9
		Townhomes	159 du	Equation	77	19	58
		Total	--	--	149	82	67
	Weekday PM Peak hour	Office	37.44 ksf	Equation	73	12	61
		Townhomes	159 du	Equation	91	54	37
		Total	--	--	164	66	98
	Average Weekday	Office	37.44 ksf	Equation	494	247	247
		Townhomes	159 du	Equation	1161	581	580
		Total	--	--	1655	828	827

¹The methodology (rate or equation) resulting in the higher trip generation was utilized.

TRIP GENERATION COMPARISON

Time Period	Total Trip Generation			Comparison	
	Existing Site	Previously Approved	Current Proposal	Current Proposal vs Existing	Current Proposal vs Previously Approved
Weekday AM Peak Hour	284	538	149	-135	-389
Weekday PM Peak Hour	277	510	164	-113	-346
Average Weekday	2005	3837	1655	-350	-2182

Real Estate Taxes

Improvement on current office crisis – Almost \$1,000,000.00 of increased tax revenue

Plymouth Ridge Office Redevelopment			
			3/31/2025
Proposal:	521 Plymouth Road sold to Mission Kids - taxes not included		
	Rezoning for 159 Townhouses to replace 523, 525, 527 and 531 Plymouth Road		
Consideration for the tax impact of 159 Townhouses			
Plymouth Ridge 2024 Real Estate Taxes:			
	2024 County & Township:		\$38,853.28
	2024 School:		\$118,775.64
159 Townhouses			
	<i>(2024 Cold Point Village value & taxes)</i>		\$623,473.80
	County & Township		\$1,744.07
	School ('24-'25 Millage 25.678)		\$5,200.57
	Total for 159 Townhouses		\$1,104,197.76
<i>Note: The value of the proposed townhouses is estimated to be higher than the value used for this calculation</i>			
Total 2024 Taxes - Existing Office			\$157,628.92
Total 2024 Taxes - 159 Townhouses			\$1,104,197.76
	Increase/Decrease		\$946,568.84







Finishes May Vary from One Unit to another. Reach out to Agent with any question on differences.



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EAB / SEM Overview of Solar PV Options

Plymouth Township
Council Workshop 9/2/2025



Background / Objective

- Building on recent Township rooftop solar PV efforts
 - *Solar Proposal* presentation by EAB at May Council Workshop
 - *Analysis of Solar PV for Plymouth Township Buildings* by SEM / Wilson Engineering Services on June 5th, 2025
- Feedback from prior discussions and recent Springfield RFP responses reviewed by SEM
 - Previous study was confirmed
 - Analyzed alternate financing option
- Seeking approval to move forward with a noncommittal RFP for GPCC and Township building rooftop solar
To help meet RF100 2035 goal of 100% clean, renewable electricity

Solar Proposal

- Scaled down proposal from June presentation
- 410 kW array includes GPCC and Municipal building
 - Not included: Public Works shed and potential future covered police parking

Electricity Usage

GPCC/Muni Annual kWh	2,713,025
GPCC/Muni Solar Annual kWh	512,300
Solar Offsets Electricity Usage	19%

Pricing: Finance, PPA, Direct Ownership

Project Option (410 kW Array)	Simple Payback (yrs)	30 year Energy Cost (\$/kWh)	Upfront Capital	System Cost (Incl. Financing)	Incentives	Net Cost of System (Incl. Financing)
	Supply Rate 0.088 \$/kWh					
Financing (At neutral annual cash flow)	20.0	\$0.0860	\$0	\$1,582,135	\$321,830	\$1,260,305
Power Purchase Agreement (25 year PPA)	-	(\$0.102 to \$0.135)				
Direct Ownership	9.2	\$0.0383	\$902,000	\$902,000	\$321,830	\$580,170
Direct Ownership (without Federal Tax Credit)	13.5	\$0.0573	\$902,000	\$902,000	\$51,230	\$850,770
Average Grid Generation Energy Value (30 year \$/kWh)	\$0.130					

- Based on a projected \$0.088/kWh electricity cost starting at next contract renewal in Nov 2026
- Financing at 6% fixes electricity cost at \$0.0860/kWh for life of panels and avoids electricity cost changes due to inflation
- The PPA returns electricity at \$0.10 to \$0.13 / kWh with option for township ownership after 5 years
- Direct Ownership with the Federal Credit has the lowest electricity rate at \$0.0383/kWh
- Direct Ownership without the Federal Credit returns electricity at \$0.0573 / kWh

Electricity Budget Impacts

Plymouth Municipal Electricity Rates Have Been Increasing

Electricity Contract Period	\$ / kWh	Change
Nov 2020 - Oct 2023	0.045	
Nov 2023 - Oct 2026	0.06066	35%
Nov 2026*	0.088	45%

*Projected based on August 2025 market rate

Solar Generation Reduces Electricity Budget & Risk

GPCC/Municipal Bldg Annual Electricity Cost & Risk			
Contract Period	2020-23	2023-26	2026+
Electricity Cost	\$ 122,086	\$ 164,572	\$ 238,746
Annual Change		\$ 42,486	\$ 74,174
Solar Electricity cost offset (-61%)			\$ (45,082)
Adjusted Annual Electricity Cost			\$ 29,092
3-Year Contract Savings			\$ (135,247)

Electricity inflation factors:

- Natural gas demand for LNG exports and Data Center buildout for AI
- PJM (Grid operator) capacity auction costs increased 22% from 2025-26 forecast
- PJM Interconnection Queue backlog has utility scale solar waiting up to 5 years

Timing

- Expiration of 30% federal tax credits on installation costs on July 4, 2026 (construction needs to commence by that date)
 - Federal credit discount ~\$270,000
- SEM / Wilson Engineering Services available to support efforts in facilitating PV discussions and draft RFP through 2025
- Pricing looks promising – opportunity to lock in rates for extended period of time versus recent significant electricity cost increases
 - Estimated \$135,000 3-year electricity contract savings
 - If rates are higher than \$0.088/kWh, savings will be greater
- Both roofs approximately < 5 years since replacement

Impetus

- Combating climate change is a Global effort
- This is an opportunity to do our part
- Helps reach 2035 goal of using clean, renewable electricity

Ready for 100 Resolution of 4/8/2019

BE IT RESOLVED THAT:

Plymouth Township will join other leading towns and cities in the national Ready for 100 movement, to transition to 100% clean, renewable energy for all, and complete this transition to

- 100% clean renewable electricity by 2035;
- 100% clean renewable energy when replacing heating system and transportation equipment by 2050;
- As vehicles are replaced, priority will also be given to transitioning the Plymouth Township vehicle fleet to 100% renewable energy sources by 2030 where feasible.

Greenhouse Gas (GHG) Reduction

- Significant investment in Ready for 100 Initiative

Facility Name	Annual Electric Consumption (kWh)	Electric Emissions (MTCO ₂ e) ²	Electric Emissions Reduction from Solar (MTCO ₂ e)	Percentage of Electric Emissions Saved
GPCC (350 kW Array)	1,866,358	528	114	22%
Municipal Building (60 kW Array)	887,236	251	20	8%
Total (410 kW Array)			134	-

134 MTCO₂e reduction equals removing 29 cars annually

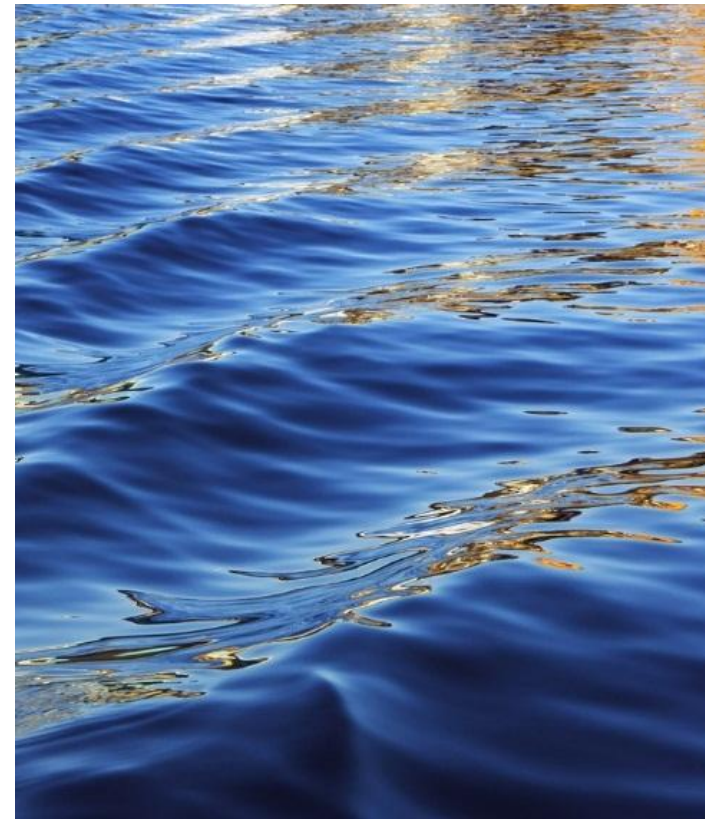
- The social cost of carbon (SCC) is an estimate of the economic damages associated with emitting one additional ton of carbon dioxide into the atmosphere, expressed in monetary terms.
- Calculation of MTCO₂ social cost is based on discounting future net climate damages
- \$148,000/yr social cost for the two buildings (779 MTCO₂ Electric Emissions * \$190/MT)
- \$0.0546/kWh additional electricity rate needed to compensate for economic damages

Conclusion

- Pricing looks compelling
- Timing is right
- Impetus for fighting climate change and doing our part cannot be understated
- Please approve pursuing a noncommittal RFP for GPCC and Township building rooftop solar



Questions?



MEMO

PLYMOUTH TOWNSHIP



TO: Council & Matt West
FROM: Phil Brady
DATE: August 14, 2025
SUBJECT: **GPCC Room and Pavillion Rental Rates**

Please find attached the staff recommendations for **GPCC rental rates**. These rates are reviewed and adjusted every two years (last adjustment was in 2024).

Additionally, we are recommending an increase to the **pavilion rental rates**—those recommendations are also attached.

Lastly, due to the ongoing **pool renovation**, we are **not** recommending an increase to the GPCC pass rates this year.

Thank you,

GREATER PLYMOUTH COMMUNITY CENTER
2026 Proposed RENTAL RATES (Effective January 1, 2026)

HOURLY RATE

	<u>CATEGORY I</u>		<u>CATEGORY II</u>	
	A	B	A	B
CLASSROOM AREAS (Single)	\$70 (\$75)	\$120 (\$130)	\$90 (\$95)	\$155 (\$165)
PLYMOUTH ROOM A - HALF	\$75 (\$80)	\$130 (\$140)	\$100 (\$105)	\$180 (\$200)
PLYMOUTH ROOM B – FULL	\$130 (\$140)	\$220 (\$240)	\$170 (\$180)	\$280 (\$300)
ACTIVITY CENTRAL	\$100 (\$110)	\$175 (\$185)	\$115 (\$125)	\$230 (\$255)
<i>Plymouth Township funded youth sports groups may rent a single classroom, Arts & Crafts Room or Community Room for meetings at the rate of \$30 per hour when available.</i>				
GYMNASIUM				
Half Court	\$70 (\$75)	\$120 (\$130)	\$85 (\$90)	\$150 (\$160)
Full Court	\$105 (\$110)	\$185 (\$195)	\$115 (\$120)	\$220 (\$230)
Weekly Rental (6+weeks)				
Half Court	\$65 (\$70)		\$75 (\$80)	
Full Court	\$105 (\$105)		\$115 (\$115)	
RECREATIONAL POOL				
Deep Section with Diving Board	\$150	\$300	\$200	\$400
Individual Lane	\$30	\$50	\$40	\$70
AQUATIC AFTER HOURS (Only 3-hour blocks available)				
Lap Pool (Entire Pool)	\$1,265	\$2,035	\$1,375	\$2,310
Leisure Pool	\$1,365	\$2,255	\$1,815	\$3,080
Both Pools	\$2,310	\$3,960	\$2,805	\$5,060

Please see Category breakdown on other side.

Notes:

- Rental rates apply only if facilities are available and are on a first-come, first-served basis with applicable payments.
- All after-hour rentals will be charged for additional staff to supervise function admission and building supervision. Hourly rates are \$75.
- Room Set-Up charges are based upon types of requirements.
 - Per hour rental rates do not include extra staff fees required for various uses.
 - Fees may be broken down on a quarter hour basis.
 - Fees may be based on the amount of set-up required
 - Additional fees may be applied for extra time used on day of rental.

Pool Rental:

- Pool facilities **will not be closed** to the public during **general** operational hours.
- Leisure Pool is not available for rental during regular hours.
- Only GPCC lifeguards can be utilized.
- Aquatics after hour rentals include lifeguards and building supervision.

Gym Rental:

- Gym facilities **will not be closed** to the public during **general** operational rental hours.
- In order to maintain availability for open use by pass holders and drop in play, rental is **limited to one full court**. In the event approval is given for more than one court during non-peak or closed hours, additional costs are added based on your needs and the number of individuals.

CATEGORY I (Plymouth Township)

A. - A Plymouth Township individual/organization using a facility for restricted/closed functions, i.e. a birthday party, family gathering, group activity, association meeting, youth organization meeting, etc. who is not charging for this particular activity. Any Plymouth Township based organization offering to present a free program or lecture instructive and beneficial to the public without solicitation. This also includes individuals/organizations with proof of non-profit status requesting/requiring a donation or charging during their rental. Proof of insurance may be required. This category also applies for any official branch of county, state, or federal government.

B. - Official meetings, training, recreational activities, or events sponsored and held by Plymouth Township businesses or commercial agencies for the benefit of their employees without charging for this particular service. This also includes businesses, individuals and organizations requesting/requiring a donation or charging during their rental. Proof of insurance is required.

CATEGORY II (Non-Plymouth Township)

A. - Any non-Plymouth Township individual/organization using a facility for restricted/closed functions, i.e. a birthday party, family gathering, group activity, association meeting, youth organization meeting, etc. who is not charging for this particular activity. Any non-Plymouth Township based organization offering to present a free program or lecture instructive and beneficial to the public without solicitation. This also includes individuals and organizations with proof of non-profit status requesting/requiring a donation or charging during their rental.

B. - Official meetings, training, recreational activities, or events sponsored and held by non-Plymouth Township businesses or commercial agencies for the benefit of their employees without charging for services. This also includes businesses, individuals and organizations requesting/requiring a donation or charging during their rental. Proof of insurance is required.

2026 Pavilion Rental Rates

Resident				
	4 hours		Full Day	
	2025	2026	2025	2026
50 & Under	\$100	\$110	\$187	\$200
51 & Over	\$187	\$200	\$275	\$300

Non-Resident				
	4 hours		Full Day	
	2025	2026	2025	2026
50 & Under	\$187	\$200	\$363	\$388
51 & Over	\$363	\$388	\$539	\$576