

May 5, 2016

The Plymouth Township Planning Agency held a public meeting at the Plymouth Township Building on Thursday May 5, 2016.

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was recited.

The following were present:

Tammy Harrison	Member
Mike Mattioni	Member
Clem Monacelli	Member
Tony Stipa, Jr.	Member
Dave Conroy	Zoning Officer
Absent	
Jeff Branagh	
Jeff Cianciulli	
Ed Costello	
Lonnie Manai	Engineer

Chairman Monacelli stated that the Louis W. Qualtieri (Eileen Lawler) application for a Variance has been continued until next month.

The Planning Agency heard the following:

**DR. ROBERT ORSHER, BLUEPEARL VETERINARY PARTNERS (EXETER WEST RIDGE, LP)**

Chairman Monacelli stated that is an application for a Special Exception to allow an animal hospital. The property is located at 625 W. Ridge Pike in a "Commercial" Zoning District.

Dr. Orsher and Laura Tseng presented this evening.

Dr. Orsher stated that Bluepearl Veterinary Partners is a nationwide, 60 practice group. The uniqueness of the practice is that it only pertains to small animals with emergencies, specialties and referrals. It is not a primary care veterinarian.

Dr. Orsher and Ms. Tseng have owned and operated practices in the area for the last twenty-four years and maintain approximately fifty doctors between the two practices with two hundred and thirty employees. The practices provide specialty and emergency care for dogs and cats.

Mr. Monacelli asked how many employees would be at the new location and was advised that there would be thirty to forty.

The hours of operation would be twenty-four hours a day, seven days a week.

The practice would be located in the corporate center in building B. The Wills Eye Center is located in front and the new practice would be in the back on the South side.

There will be a portion of green space maintained for pet owners to walk their dogs and there will be an area to walk hospitalized animals which will be enclosed.

The practice will be 9,200 square feet. It will include examination rooms, ultrasound room, cardiology, small endoscopy room, waiting area, reception center, two surgery suites, and a cat scan unit.

The practice will hopefully be in existence for a long time and there would be plans to add additional space.

There will be a sign facing west and one located over the entrance area. Mr. Conroy asked that Dr. Orsher send him the information pertaining to the proposed signage in order for him to review. Mr. Conroy advised that there are several parcels within the corporate center and each is permitted a certain allotment.

Mr. Stipa voiced his concerns regarding the area where pet owners would be walking their dogs. There is a great deal of traffic there and he suggested that something needs to be done in order to slow it down.

Ms. Harrison agreed with Mr. Stipa and stated that she would have used another area for green space. She was advised that the practice is aware of the concerns and that caution signs would be installed in addition to adding striping.

Mr. Stipa asked if the walking area would be fenced and was advised that it would not.

Mr. Stipa asked who the additional tenants were at the corporate center. Mr. Orsher stated that there is a Wills Eye Surgery Center, a Lab Core and a Magistrate's office.

Chairman Monacelli made a motion to approve the request for a Special Exception to allow an animal hospital, with the condition that crosswalk striping be placed across the entrance to the corporate center off of Colwell Lane. The motion was seconded by Mr. Mattioni and passed 4-0 with Ms. Harrison, Mr. Mattioni, Mr. Monacelli, and Mr. Stipa in favor. Mr. Branagh, Mr. Cianciulli and Mr. Costello were absent.

## **MONTGOMERY COUNTY**

Chairman Monacelli stated that this is a request for a Special Exception to allow the construction of a 100' high monopole wireless radio tower for public safety communications. The property is located at 1055 Conshohocken Road in a "Heavy Industrial" Zoning District.

Joshua Stein, First Assistant Solicitor for Montgomery County in addition to John Corcoran, Deputy Director of External Affairs presented this evening.

Mr. Stein stated that Montgomery County is in the midst of its public safety radio upgrade project. The purpose of the project is to improve communications for the Police, Fire, and Emergency Services providers throughout the County. It is a vital upgrade project.

The project is part of a larger communication system that is being developed and upgraded throughout the County to ensure the protection of residents. It also seeks to ensure the safety of the Emergency Services providers, police and fire company.

There is currently a tower at the site now but Montgomery County is seeking to expand and upgrade to improve technology.

Montgomery County is looking to build a communication tower in Plymouth Township at the Montgomery County Public Safety Academy. The 100' tower would be for antennas to receive and transmit signals to a backup center.

The site would be the thirty-first tower constructed.

A map was displayed which shows the existing coverage. It is a fifteen acre site. The tower would be erected behind the older portion of the Public Safety Academy.

The nearest residential property is approximately a mile away.

There is currently a 170' tower on the property but it is filled to capacity and it is in the wrong location for the public safety equipment.

Montgomery County is in compliance with the setback requirements of the Township.

The property will be fenced and secured.

The tower would be almost identical to the towers that are currently located in front of BJ's. The monopole is a steel structure that would only be used for emergency communication equipment.

Montgomery County believes this to be a tremendous public safety benefit due to what it will provide. There would be no detriment to the quality of life in the Township.

Mr. Monacelli asked if someone was present when the equipment was being used. He was advised that it would be a 911 backup center. When active, there will be nine people employed. This would only happen if power was lost at the Eagleville center.

Mr. Stipa stated that he believes this to be an ideal location for the monopole wireless radio tower. He asked if a new building would be constructed and was advised that it would not.

Ms. Harrison asked if Verizon could use the tower. She was advised that there is not a great deal of space for other vendors on the tower.

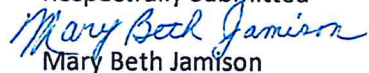
Mr. Stipa asked what the pole was constructed of and was advised that it is made of steel.

Chairman Monacelli made a motion to approve the request for the construction of a 100' high monopole wireless radio tower for public safety communications. The motion was seconded by Ms. Harrison and passed 4-0 with Ms. Harrison, Mr. Mattioni, Mr. Monacelli and Mr. Stipa in favor. Mr. Branagh, Mr. Cianciulli and Mr. Costello were absent.

The April minutes will be voted on at the June meeting.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted



Mary Beth Jamison

Recording Secretary

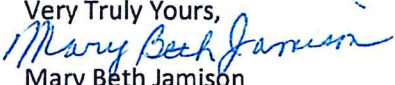
Plymouth Township Planning Agency  
May 5, 2016

To: Zoning Hearing Board

Subject: Dr. Robert Orsher, Bluepearl Veterinary Partners (Exeter West Ridge, LP)

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Very Truly Yours,

  
Mary Beth Jamison  
Planning Agency Secretary

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