

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 19, 2014**

A meeting of the East Norriton Township Planning Commission was held at the East Norriton Township Building, 2501 Stanbridge Street in East Norriton, Pennsylvania on Wednesday, February 19, 2014. Robert Schottmiller called the meeting to order at 7:04p.m. Attending were Planning Commission members Keith Tornetta, George Kennedy, Jeffrey Moller, Robert Schottmiller, Kevin McDevitt, Kandy Heckman, John Kolb, Judy Belkowski and Harold Smith. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the January 15, 2014 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's January 15, 2014 meeting. Kandy Heckman made a motion to approve the minutes of the Planning Commission's January 15, 2014 meeting. Kevin McDevitt seconded the motion and the motion passed 9-0.

2. Review Subdivision 2014-1, 2926 Sunset Avenue

Present: Robert J. Beers, P.L.S, Barry Isett & Associates, Inc.

Planning Commission members reviewed the two-lot subdivision plan that was prepared by Mr. Beers for 2926 Sunset Avenue. Mr. Kolb asked if soils testing had been performed in conjunction with the design of the seepage bed. Mr. Beers replied that it had not. In response to a question from Keith Tornetta, Mr. Beers noted that the seepage bed overflow discharges to grade. Mr. Bortnichak noted that the seepage bed that is proposed is sized based on recommendations from the East Norriton Township Engineer and that the design criteria for the seepage bed were based on conservative soil assumptions.

Mr. Tornetta asked if the owner has a buyer for the lot. Mr. Beers responded that the owner, Mr. Delligatti, is building a house for his son. Mr. Beers offered clarification in regard to the extent to which the driveway will be removed in response to a question from Mr. McDevitt. Mr. McDevitt asked about the width of the driveway and suggested that 10' is not wide enough for emergency vehicles. He suggested that the driveway be widened to 12' to afford improved access. Mr. Kolb asked if EDU's are available. Mr. Bortnichak noted that they are at this time.

Mr. McDevitt made a motion to recommend approval of the proposed subdivision to the Board of Supervisors with a condition that the driveway be widened to 12'. The motion was seconded by Kandy Heckman and passed 9-0.

3. Review Zoning Hearing Board Case 2014-1, 325 West Germantown Pike:

*Present: Debbie Shulski, Attorney for the Applicant
Beth Bankemper, d2 Branding, LLC
Jamie Rash, Keystone Property Group*

Mr. Rash briefly reviewed Keystone Property Group's other holdings. He noted that the building at 325 West Germantown Pike is partially occupied and that they intend to obtain a tenant for the second (front) building in the near future. He noted that existing tenants have asked for better signage and that they want to brand the site to provide for better recognition of the property. He also noted that the existing building is set back quite far from the street.

Ms. Shulski noted the unique shape of the property and referred to the second building to demonstrate how far back it sits from Germantown Pike. She advised that the applicant is seeking two ground signs – one along a wall that will measure 31.5 square feet in area and one metal sign that will measure 75 square feet in area. She noted that the metal sign will only have 26 square feet of copy. She also noted that they need an additional variance to permit a second ground sign that would otherwise be permitted by right if the second building were already constructed.

George Kennedy questions visibility of the sign for westbound traffic. Ms. Bankemper noted that the 'Sycamore Hill' portion of the ground sign faces westbound traffic. Ms. Belkowski asked that the address be incorporated somewhere on the metal sign panel.

Jeff Moller noted that he appreciates the overall attractive design of the sign.

Chairman Schottmiller asked if the metal sign is actually three separate signs. Ms. Shulski noted that the metal sign is composed of three panels that form one curved sign when viewed by approaching traffic from either direction on Germantown Pike. Chairman Schottmiller also asked if the sign projects into the sight distance of vehicles leaving the site. Ms. Shulski noted that the sign will be set back well behind the sight distance.

Keith Tornetta asked why this sign could not be considered a multi-tenant sign. Mr. Bortnichak noted that the sign could not be considered a multi-tenant sign because of the height limit of multi-tenant signs and the requirement for a vehicular pull off lane for multi-tenant signs. Keith Tornetta noted that the sign seems large in comparison to a 25 square foot ground sign. Mr. Bortnichak reminded the Planning Commission that a second building is proposed for the front of the site and that the proposed sign should be considered in perspective to the proposed second building.

Mr. Rash again noted that the tenants who occupy the site have expressed a desire to have their names on Germantown Pike.

Mr. Kolb noted that the rendered drawings provided seem to show that one of the two large sycamore trees on the site is being removed to accommodate the sign. He asked for clarification on this. Ms. Shulski confirmed that both of the existing sycamore trees would remain on the site after the sign was installed.

Keith Tornetta expressed concerns with the size of the sign. Mr. Shulski noted that the depth of the site necessitates increased signage.

Jeff Moller made a motion to recommend approval of the proposed variances to the Zoning Hearing Board with a condition that the construction and installation of the signs be consistent with the drawings provided. The motion was seconded by Kandy Heckman and passed 7-2 with Keith Tornetta and Harold Smith opposed.

4. **Other Business:**

Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak.

5. **Adjournment:**

Jeff Moller made a motion to adjourn. The motion was second by Chairman Schottmiller and passed 9-0.

Respectfully submitted,


Chairman Robert Schottmiller
East Norriton Township Planning Commission


Bryan Bortnichak
Zoning Officer