

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 17, 2013**

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, July 17, 2013. Chairman Tornetta called the meeting to order. Attending were Township Planning Commission members Keith Tornetta, Colleen Henderson, Jeffrey Moller, Kevin McDevitt, Judy Belkowski, Kristl Wiernicki, Kandy Heckman and John Kolb. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the May 15, 2013 Planning Commission Meeting:

Kandy Heckman made a motion to approve the minutes of the Planning Commission's May 15, 2013 meeting. Colleen Henderson seconded the motion and the motion passed 8-0.

2. Review Zoning Hearing Board Case #2013-3 – 3309 DeKalb Pike:

Present: Neil Stein, Attorney for the Applicant

Mr. Stein described the location of the property and reviewed the zoning history noting that several variances had been obtained in the past to allow for commercial uses despite the residential zoning classification of the property.

Mr. Stein noted that his client, Mrs. Kim, would utilize the first floor of the building for her chiropractic office and that she would operate from 9:00a.m. to 8:00p.m. on Tuesdays and Thursdays and from 9:00a.m. to 2:00p.m. on Saturdays. Patients would be seen by appointment only and Mrs. Kim has only one employee. This location would be a second office location for Mrs. Kim.

Mr. Stein added that the second floor would be used as a web design / computer office by Mrs. Kim's husband for his business. The web design / computer office business would operate from 9:00a.m. to 5:00p.m. and Mr. Kim has no employees.

Mr. Stein stated that the building was built around 1900 and has a total of about 3,000 square feet. He added that the proposed uses are well suited for this location due to the limited availability of parking and that his clients fully understand the limited access issues that face the property both currently and after the proposed Route 202 widening project is completed.

Mr. Stein advised that his client intends to make no changes to the exterior of the building.

Keith Tornetta asked about signage on the property. Mr. Stein stated that no freestanding signs are proposed but that two signs are proposed on the building, each having the dimensions of 40" x 50"

Kandy Heckman asked how many parking spaces are available on the property. Mr. Stein noted that there are approximately eleven or twelve spaces including one handicapped space.

Jeffrey Moller noted that there have been several businesses that have struggled over the years at this location.

Keith Tornetta made a motion to recommend approval of the requested relief to the Zoning Hearing Board. The motion was seconded by Jeffrey Moller and passed 8-0.

3. Other Business:

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

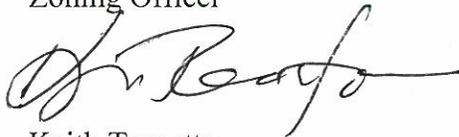
4. Adjournment:

Keith Tornetta made a motion to adjourn. The motion was seconded by Kevin McDevitt, and passed 8-0.

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Keith Tornetta
Chairman