

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 20, 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, November 20, 2013. Vice-Chairwoman Colleen Henderson called the meeting to order. Attending were Township Planning Commission members Colleen Henderson, Rob Schottmiller, Kevin McDevitt, Judy Belkowski, Kristl Wiernicki, Jeff Moller, John Kolb and Kandy Heckman. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the October 16, 2013 Planning Commission Meeting:

Ms. Heckman made a motion to approve the minutes of the Planning Commission's October 16, 2013 meeting. Mr. McDevitt seconded the motion and the motion passed 8-0.

2. Review Zoning Hearing Board Case #2013-7 – 61 & 69 W. Germantown Pike:

Present: Denise Yarnoff, Attorney for Pep Boys

Ms. Yarnoff noted that The Pep Boys is in the process of purchasing three lots that comprise the Fiore Motors properties at Swede Road and Germantown Pike. Pep Boys proposes to use the existing main building for a repair / service shop along with retail sales. The other existing building next to Atlas Travel will be used as a storage facility and will not be open to the public. The smallest of the three buildings nearest to Swede Road may be demolished. Ms. Yarnoff explained that they are seeking relief from the Township's sign requirements and that overall, the proposed signage is 100 square feet smaller than what is there today. She noted that they are seeking relief from three requirements: 1) They are seeking a variance to allow an additional sign on each side of the main building; 2) They are seeking an interpretation on incidental signs for each of the proposed signs over their service bay doors – or a variance to allow the proposed signs; and 3) They are seeking relief to allow a sign to project above the height of the building. Ms. Yarnoff then reviewed the exhibits with the Planning Commission.

In response to a question from John Kolb, Ms. Yarnoff stated that the signs would be internally illuminated and that they would be on a timer that would turn them off one hour after the store closes. Mr. Kolb also expressed concerns with one of the existing freestanding signs along Swede Road that may be a sight obstruction to trucks entering the property.

Mr. Moller noted that he believes the proposal to be esthetically pleasing, particularly in comparison to the existing site.

Mr. McDevitt asked about trash receptacles and shopping cart corrals noting that many Pep Boys customers tend to perform maintenance on their vehicles in the parking lot and the likelihood that they would improperly dispose of waste materials if trash receptacles are not provided.

Ms. Henderson made a motion to recommend approval of the requested variance under §205-114.B to permit an additional sign on each face of the building. The motion was seconded by Mr. McDevitt and passed 8-0.

Ms. Henderson made a motion to recommend approval of the requested variance under §205-113.B to permit incidental signs containing advertising above each service bay. The motion was seconded by Mr. Schottmiller and passed 8-0.

Ms. Henderson made a motion to recommend approval of the requested variance under §205-108 to permit the wall sign to extend six feet above the building height. The motion was seconded by Mr. Moller and passed 8-0.

3. Other Business:

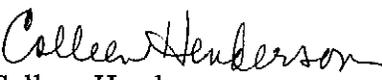
Planning Commission members reviewed the construction and land development update provided by the undersigned.

4. Adjournment:

Mr. McDevitt made a motion to adjourn. The motion was seconded by Judy Belkowski, and passed 8-0.

Respectfully submitted,


Bryan Bortnichak
Zoning Officer


Colleen Henderson
Vice-Chairwoman