

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 15, 2010**

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, September 15, 2010. Mrs. Henderson called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Colleen Henderson, Judith Belkowski, Jeffery Moller, William Griffin Jr., Kristl Wiernicki, Rob Schottmiller, Frank Brouse, and Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the August 18, 2010 Planning Commission Meeting

Mrs. Henderson called for a motion to approve the August 18, 2010 meeting minutes. Colleen Henderson made a motion to approve the minutes of the Planning Commission's August 18, 2010 meeting with a correction made on page 2 - *Chairman Tornetta asked if the driveway needs to be modified.* Rob Schottmiller seconded the motion and the motion was passed 7-0.

2. Review ZHB Case 2010-13, 4 W. Township Line Road, Chandira Mendis

Present: Chandris Mendis, Applicant
Michael Furey, Representative for Chandris Mendis
Kirk Horstman, Engineer

Michael Furey reviewed that this is a plan that was presented before by the Planning Commission in October, 2009; the previous applicant had planned to put a dental office at this location and had applied for various zoning relief and was approved by the Zoning Hearing Board in January, 2010. The prior applicant elected not to go forward. Dr. Mendis, the current applicant wishes to place a family medical practice at this property.

Mr. Furey reviewed that the Board of Supervisors granted land development waivers in July, 2010 and the project was ready to move forward until a very detailed survey of the property was done and reflected a 4 ½' discrepancy with the rear lot line on the plan that was previously approved. The applicant now has to go back to the Zoning Hearing Board because they were granted a variance with a 19' setback and now the rear yard parking setback needs to be 14.32' instead of the required 25'.

Jeffrey Moller asked if the parking lot will be any closer to any buildings. Mr. Horstman stated that the parking lot is going to be exactly where it was going to be, the property line is moving so that the fence is moving.

Kristl Wiernicki asked what the distance would be between the garage and the property line. Mr. Horstman stated that the garage would be demolished and reviewed where the fence currently is and where it will be.

Joe Smith of 1 Washington Avenue asked what the intended use of the alley exit would be. Mr. Furey stated that the alley exit is to be used for emergency use only. Mr. Smith questioned the type of berm that was intended to be used. Mr. Horstman stated grass and English Cedar Trees 4 – 6 '. Mr. Smith asked what the hours of business be would. Dr. Mendis stated that the hours would be 8:00 a.m. to 7:00 p.m. no weekends with a staff of three and one doctor. Mr. Smith stated he and his neighbors support this business for the property.

Nick Viglanese of 3105 Whitehall Road asked will the Route 202 expansion affect this property. Mr. Horstman stated they took that into consideration and the property will not be affected.

Mrs. Henderson made a motion to recommend approval of the variance under §205-52.A to permit a rear yard parking setback of 14.32' instead of the required 25'. Mr. Griffin seconded the motion. The motion was passed 7-0.

3. Review ZHB Case 2010-14, 931 Capitol Circle, Eric C. Burnett

Present: Eric C. Burnett

Mr. Burnett reviewed that he would like to install a 12' x 24' shed/garage on his property that has two front yards and is pie shaped, there is currently no existing garage or shed. Mr. Burnett has spoken with his neighbors and provided a letter from the neighbors.

Colleen Henderson asked if the driveway would need to be extended. Mr. Burnett stated there will be no modification to the driveway.

Frank Brouse asked about the distance of the wall of the garage to the house. Mr. Burnett stated that the garage is approximately 15' - 20' from the house.

Judith Belkowski asked about the porch on the side of the house. Mr. Burnett stated that the porch is being installed.

Krsiti Wiernicki asked if there was to be grass around the garage/shed. Mr. Burnett stated that grass and a few shrubs would be planted around the garage/shed.

Jeffrey Moller reviewed that the plan looks like only the back corner of the shed/garage would encroach on the lot. Mr. Burnett stated that only the back corner of the shed/garage would encroach on the lot.

Mrs. Henderson made a motion to recommend approval of the variance under §205.25.C(2) to permit a detached shed/garage to be located within the side yard reducing the side yard from the required 20' to 12'. Mr. Schottmiller seconded the motion. The motion was passed 7-0.

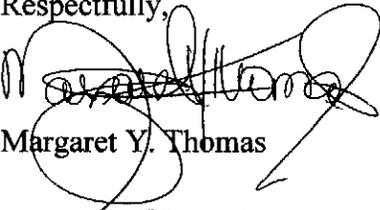
4. **Other Business**

Planning Commission member reviewed the construction and land development updates provided by Mr. Bortnichak.

5. **Adjournment**

Mr. Schottmiller made a motion to adjourn. The motion was seconded by Mr. Moller and passed 7-0. The meeting was adjourned approximately 7:27 p.m.

Respectfully,



Margaret Y. Thomas



Colleen Henderson
Vice Chairwoman