

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 17, 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, November 17, 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, Jeffrey Moller, William Griffin Jr., Rob Schottmiller, Frank Brouse, Kevin McDevitt and Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the October 20, 2010 Planning Commission Meeting

Mrs. Henderson called for a motion to approve the October 20, 2010 meeting minutes. Colleen Henderson made a motion to approve the minutes of the Planning Commission's October 20, 2010 meeting. Rob Schottmiller seconded the motion and the motion was passed 7-0.

2. Review ZHB 2010-18, 2832 DeKalb Pike, Bottom Dollar Food, Steven D. Buck

Present: Steve Buck, Bottom Dollar
Don Dempsey, Bottom Dollar
Andre Hardy, Icon Identity Solutions

Steve Buck reviewed that Bottom Dollar Food store is here requesting a variance from §205-114 to have larger sign lettering on the Bottom Dollar Food store sign that is scheduled to open in December. Mr. Buck stated that the current limit under the ordinance is for 1 square foot for every linear foot of building frontage which would limit Bottom Dollar to approximately an 85 square foot sign.

Mr. Buck reviewed the several pages that were presented to the Planning Commission members.

Jeffrey Moller questioned if any other stores in this shopping center have come before the Planning Commission for signage variances. Bryan Bortnichak stated that he was not aware of any recent variance requests.

Colleen Henderson questioned if the lighting of the sign would be stationary or blinking. Mr. Buck stated the lighting of the sign would be stationary.

William Griffin Jr. questioned the sign size in proportion to the size of the sign at the store next to the location of the Bottom Dollar Food store. Andre Hardy stated that the sign is approximately 2 1/2 times the size of the store next door.

Kevin McDevitt asked if the sign is away from the building or attached to the building. Mr. Hardy stated the sign is attached to the building. Mr. Buck stated that the façade of the building is being expanded up somewhat over the top of the building.

Colleen Henderson asked about the hours of illumination of the sign. Mr. Dempsey reviewed that the hours of the sign being illuminated would depend on the hours of day light, most likely an hour to an hour and a half in the morning and approximately four and a half hours in the evening. The sign will not remain illuminated over night.

Bryan Bortnichak reviewed that E. Van Rieker's memo and touched on the measuring of a sign in accordance with the definitions of the Zoning code. Mr. Bortnichak reviewed the lettering and proportion of the letters on the sign making the sign technically 268 square feet by definition of the Township Ordinance. The letters of the sign itself measure to approximately 125 square feet.

Colleen Henderson made a motion to recommend approval of the variance under §205-114 to permit a wall sign, measuring 267.78 square feet in area, that exceeds the maximum allowable sign area of 86.5 square feet. Jeffrey Moller seconded the motion. The motion was passed 5 - 2 with Mr. Schottmiller and Mr. Griffin opposing.

3. Review ZHB 2010-19, 106B W. Germantown Pike, Primo Hoagies, Brian Rudy

Present: Brian Rudy, Applicant

Brian Rudy reviewed that he is requesting a variance to permit a restaurant in Hillcrest Shopping Center that is zoned Commercial.

Jeffrey Moller questioned haven't there been other restaurants in this shopping center before.

Bryan Bortnichak reviewed that over a year ago the Zoning Ordinance was amended to allow restaurants as a by-right use in the SC district. The same amendment for the

Commercial district will be proposed to the Board of Supervisors at an upcoming public hearing.

Colleen Henderson asked for a motion to recommend approval of a variance under §205.65.A(10)(i) to permit a restaurant. Mr. Schottmiller made a motion to recommend approval. Mr. McDevitt seconded the motion. The motion was passed 7 – 0.

4. **Review ZHB 2010-20, 531 Faith Drive, Keith Tornetta**

Present: Keith Tornetta for Donald and Carol Ann Tornetta

Keith Tornetta reviewed that he is at the meeting on behalf of his parents who live at 531 Faith Drive and are seeking side yard setback reduction from 20' to 15' to install a 22' x 12' open pergola.

Mr. Tornetta presented the Planning Commission members with letters from the adjacent neighbors and pictures of what the pergola may look like.

Bryan Bortnichak asked if Mr. and Mrs. Tornetta will be back for the Zoning Hearing Board meeting. Keith stated that they will be. Mr. Bortnichak stated that either the applicants have to be present or that they must be represented by an attorney before the Zoning Hearing Board.

Colleen Henderson made a motion to recommend approval of a variance under §205.22.C(2) to permit reduction in the required side yard from the required 20' to 15' to permit the construction of an open pergola.

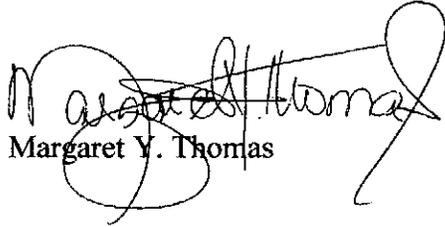
5. **Other Business**

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

6. **Adjournment**

Colleen Henderson made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 7 – 0. The meeting was adjourned approximately 7:31 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Margaret Y. Thomas". The signature is fluid and cursive, with a large loop at the end. It is positioned above the printed name.

Margaret Y. Thomas

A handwritten signature in black ink, appearing to read "Colleen Henderson". The signature is cursive and elegant, with a long horizontal stroke at the end. It is positioned above the printed name.

Colleen Henderson
Vice Chairwoman