

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 18, 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, August 18, 2010. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Kevin McDevitt, 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 July 21, 2010 Planning Commission Meeting

Chairman Tornetta called for a motion to approve the July 21, 2010 meeting minutes. Keith Tornetta made a motion to approve the minutes of the Planning Commission's July 21, 2010 meeting as amended. Rob Schottmiller seconded the motion and the motion was passed 7-0.

2. Review ZHB Case 2010-12, 3037 Taft Road, Terrence and Karin Skahan

Present: Terrence and Karin Skahan, Applicants

Mr. Skahan reviewed that they are proposing to construct an additional garage to the existing one car attached garage. They are requesting variances to permit a reduction in the front yard along Senator Road from the required 50' to 39' and a second variance to permit reduction in the rear yard from the required 60' to 50' to permit the construction.

Colleen Henderson questioned if the existing garage is a one or two car garage. Mr. Skahan stated that the existing garage is a one car garage.

Chairman Tornetta referenced E. Van Rieker's letter dated August 17, 2010 and that a more detailed plan should be required.

Mr. Bortnichak stated that the Skahan's will have to submit a more detailed plan with the building permit application.

Colleen Henderson questioned what happens if when the contractor draws up a more detailed plan and additional relief is needed. Mr. Bortnichak stated that the Skahan's would have to come back to the Zoning Hearing Board, whatever relief the Zoning Hearing Board grants is the relief that has to be worked with.

Chairman Tornetta asked *if* the driveway needs to be modified. Mr. Skahan stated that the driveway does not have to be modified.

Chairman Tornetta asked if the exterior would match the existing house. Mr. Skahan stated that the garage would match the house.

Chairman Tornetta recommended that the Skahan's speak with their neighbors and get a letter from their neighbors for the Zoning Hearing Board.

Mr. Bortnichak asked what the purpose of the garage was. Mr. Skahan stated it is strictly for residential storage.

Chairman Tornetta made a motion to recommend approval of the variance from §205-25.C(1) to permit a reduction in the front yard along Senator Road from the required 50' to 39' to permit the construction of an addition to the existing attached garage. And approval of the variance from §205-25.C(3) to permit a reduction in the rear yard from the required 60' to 50' to permit the construction of an addition to the existing attached garage with a stipulation of a more detailed plan be submitted prior to final approval. Mrs. Henderson seconded the motion. The motion passed 7-0. *Mr. Moller joined the meeting in progress.*

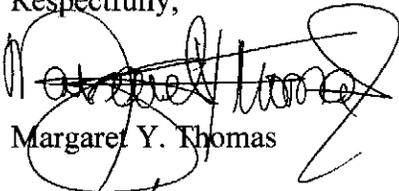
3. **Other Business**

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

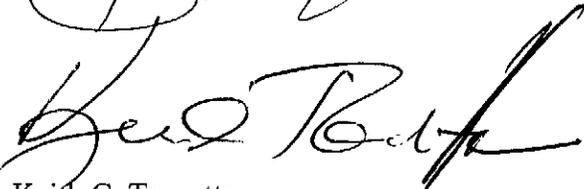
4. **Adjournment**

Mrs. Henderson made a motion to adjourn. The motion was seconded by Chairman Tornetta and passed 8-0. The meeting was adjourned approximately 7:19 p.m.

Respectfully,



Margaret Y. Thomas



Keith C. Tornetta
Chairman