

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 19, 2014**

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, March 19, 2014. Chairman Robert Schottmiller called the meeting to order at 7:05p.m. Attending were Planning Commission members Keith Tornetta, George Kennedy, Jeffrey Moller, Robert Schottmiller, Kevin McDevitt, Kandy Heckman, John Kolb, and Judy Belkowski. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the February 19, 2014 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's February 19, 2014 meeting. Ms. Heckman made a motion to approve the minutes of the Planning Commission's February 19, 2014 meeting. Ms. Belkowi seconded the motion and the motion passed 8-0.

2. Review Zoning Hearing Board Case 2014-3, 2710 Dekalb Pike, Applebee's Restaurant

*Present: Rob Lewis, Attorney
Kim Cassar, Horizon Signs, LLC*

Mr. Lewis identified himself as the attorney representing the applicant in this case and reviewed the location of the Applebee's restaurant on Dekalb Pike. He advised that Applebee's is working to replace signage at all of their stores in attempt to rebrand and revitalize their restaurants. Mr. Lewis noted that the signage presently on the building was approved by the Township in 1997 and has not changed since that time. He reviewed the north, front and south elevations as presented in documentation that was provided to the Planning Commission members in advance of the meeting. Mr. Lewis noted that Applebee's is replacing the existing awnings with red awnings that have an apple logo on them which the East Norriton Township Zoning Ordinance regulates as signage.

Mr. Lewis noted that the current signage includes the words "Applebee's" "neighborhood" and "grill and bar" and that new signs with the same words will be reconfigured on the north and south elevations. An apple is also being added above the wall mounted signage on the north and south elevations. He also noted that the "welcome back" signs are considered incidental signs and that a variance is required to allow them to be two square feet larger than the Zoning Ordinance allows.

Mr. Tornetta asked that any relief granted be conditioned by a requirement that signs designated to be on the awnings not be allowed as wall signs in the future. He also inquired about the removal of existing wall mounted lights that illuminate the current awnings. Mr. Lewis noted that the lights would be removed and that the new awnings would be illuminated by a strip of LED lighting along the top of each awning.

Mr. Schottmiller made a motion to recommend approval of the requested variances to the Zoning Hearing Board with a condition that relief granted for the awning signs be restricted to the

awnings in the future such that each of the proposed 21 square foot awning signs would not be permitted as wall signage in the future. The motion was seconded by Kandy Heckman and passed 8-0.

3. **Other Business:**

Planning Commission members reviewed the construction and land development update provided by Mr. Bortnichak. Mr. Moller prompted a conversation about the lack of pedestrian and bicycle-friendly routes in the Township. Mr. Bortnichak suggested that Mr. Moller prepare a draft memo to the Board of Supervisors making recommendations as to how such concerns could be addressed. Planning Commission members agreed to review a draft memo and consider approval of the memo before it is transmitted to the Board of Supervisors.

4. **Adjournment:**

Mr. Tornetta made a motion to adjourn. The motion was second by Chairman Schottmiller and passed 8-0.

Respectfully submitted,



Chairman Robert Schottmiller
East Norriton Township Planning Commission



Bryan Bortnichak
Zoning Officer