

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 18, 2012**

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, April 18, 2012. Ms. Henderson called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Colleen Henderson, Judith Belkowski, Frank Brouse, Kristl Wiernicki, Robert Schottmiller, Kevin McDevitt, William Griffin and Jeffrey Moller. Zoning Officer, Bryan Bortnichak, was also in attendance.

1. Approve Minutes of the March 21, 2012 Planning Commission Meeting

Mrs. Wiernicki made a motion to approve the March 21, 2012 meeting minutes. Mr. Griffin seconded the motion and the motion was passed 8 – 0.

2. Review ZHB Case 2012-7, 2014 Old Arch Road, Michael Deon

Present: Michael Deon, Owner
 Anthony Carmona, Contractor

Mr. Deon explained that he is seeking variances to allow a concrete contractor to store construction equipment and materials on his property at the Deon Square shopping center. Mr. Griffin asked if the items would be stored outside, Mr. Deon noted that they would be. Mrs. Henderson asked if Mr. Deon was aware of the requirements of the Zoning Ordinance before he leased spaced to the contractor. Mr. Deon stated that he thought that incidental storage outside is okay because Comcast used to store similar items. In response to a question from Mr. Moller about where the items would be stored, Mr. Deon noted that all equipment would be stored in the fenced area in the rear lot of his property.

Mr. Griffin asked if a variance is granted, would it run with the land or be specific to this contractor. Mr. Bortnichak advised that the variance would run with the land unless the Zoning Hearing Board imposed conditions making a variance specific to a contractor. Mr. Bortnichak noted that the Planning Commission could make a recommendation that the Zoning Hearing Board require screening or buffering between the property at 2110 Old Arch Road if the Zoning Hearing Board were to grant the requested variances.

Mrs. Wiernicki asked about access to 2110 Old Arch Road. Mr. Deon advised that they had a private driveway off Old Arch Road. Mrs. Wiernicki noted that she would like to see some form of buffer between the Deon Square property and the house at 2110 Old Arch Road.

Mr. McDevitt asked about what type of equipment the contractor stores on the site. Mr. Deon stated that he stores panels, trucks and trailers. He added that no mixing is done on site and that they are only there in the morning to pickup equipment between 7:00am and 7:30am and to drop off equipment in the evenings from 4:30pm to 5:00pm.

Mrs. Henderson asked if the hardship in this case is because Mr. Deon already has a lease with the contractor. Mr. Deon confirmed that that is his hardship.

Mr. Schottmiller asked about the dimension of the fenced area and about the photos that were provided with the application showing interior areas. Mr. Deon noted that it is approximately 165' x 58' and that the inside photos are of an area where the contractor stores small tool and equipment. Mr. Schottmiller asked about the need for three variances. Mr. Bortnichak explained that three variances are required because the use is not allowed in the Commercial zoning district, the Commercial district specifically prohibits the storage of equipment unless the business is located on the property and because the Commercial zoning district prohibits uses that are permitted in the Industrial zoning district.

Mr. Moller made a motion to recommend approval of the variances with a condition that all outside storage be limited to the concrete contracting business and that all items, equipment and vehicles stored outside of the building be stored within the fenced area. The motion was seconded by Mr. Griffin and passed 7-1 with Mrs. Henderson opposed.

3. Case #2012-8, 2605 Swede Road, David Pirolli

Present: David Pirolli, Owner
Peter Lawler, Contractor

Mr. Pirolli explained that he would like to construct a freestanding wooden deck in the rear yard of his property that would come to within 5' of the side property lines and within 54' of the rear property line. He noted that the deck would be constructed of pressure treated framing members with composite decking and vinyl railings. Members

of the Planning Commission acknowledged receiving the additional information that Mr. Lawler provided in response to the Township Planner's review letter.

Mrs. Henderson asked if the deck would be raised off the ground to permit water to flow beneath it. Mr. Piroli noted that the deck would be and that it would be about one step up near the driveway to his home but that it would be a few feet off the ground at the rear of the deck. Mr. Lawler noted that letters supporting the variance request were obtained from both neighbors and that they were submitted with the variance application.

Mr. Pirolli noted that he wants to have a place for his family enjoy the property and that the grade of his rear yard prohibits the use of the rear yard now. Mr. Moller asked if Mr. Pirolli had considered an on grade patio that would be stepped with the grade of the yard. Mr. Pirolli noted that this would be cost prohibitive.

Mrs Wiernicki asked if steps would extend from the deck. Mr. Pirolli explained that there would be one step up from the driveway onto the deck and that there would be a set of steps about six to seven steps down from the rear of the deck onto the yard.

Mrs. Wiernicki made a motion to approve the requested variances. Mr. Schottmiller seconded the motion and the motion passed 8-0.

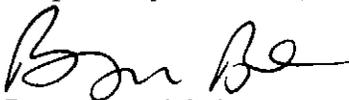
4. **Other Business**

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

5. **Adjournment:**

Mrs. Henderson made a motion to adjourn. The motion was seconded by Mr. Schottmiller and passed 8 – 0.

Respectfully submitted,


Bryan Bortnichak


Colleen Henderson
Vice Chairman