

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 16, 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, May 16, 2012. Mr. Tornetta called the meeting to order at 7:00 p.m. Attending were East Norriton Township Planning Commission members Keith Tornetta, Colleen Henderson, Jeffrey Moller, Judith Belkowski, Frank Brouse, Robert Schottmiller and Kevin McDevitt. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the April 18, 2012 Planning Commission Meeting

Chairman Tornetta asked for a motion to approve the April 18, 2012 meeting minutes. Mrs. Henderson made a motion to approve the April 18, 2012 minutes. Mr. McDevitt seconded the motion and the motion was passed 7 – 0.

2. Review ZHB Case 2012-9, 2915 – 2917 Hannah Avenue, Augustus and Carmella Mandracchia

Present: Augustus Mandracchia, owner
Frederic M. Wentz, Attorney

Mr. Wentz reviewed the history of 2915 and 2917 Hannah Avenue that the properties were intermittently used over the years as a used car sales business/repair shop and most recently a hobby shop.

Mr. Wentz reviewed the proposed intent is to use the property to sell and repair cars.

Mr. Moller asked how many automobiles will be on display at one time. Mr. Wentz stated that would be under control by Mr. Mandracchia. The lot located in the front of the property would hold approximately ten cars and ten cars in the rear lot. Mr. Wentz stated that there is a existing repair shop on this property, AAMCO Transmissions, that they will not compete with.

Mr. Moller asked about signage. Mr. Wentz stated that they would place a sign where the existing sign was for the hobby shop.

Mrs. Henderson asked if there were a number of parking spots allocated in the lease for the tenants located at 2915 and 2917 Hannah Avenue. Mr. Wentz stated the lease gives the Mandracchia's control.

Mrs. Belkowski questioned if additional lighting will be added to the building. Mr. Wentz stated that no improvements to the building will be made; no additional signage will be added. Mrs. Belkowski asked about the hours of operation. Mr. Wentz stated they do not have a schedule yet.

Mr. McDevitt asked about improvements to the interior of the building. Mr. Wentz stated that inside partitions will be added to the inside of the building.

There being no further comments, Chairman Tornetta made a motion for recommendation of approval for relief for a variance under §205-65.A (10)(b) to permit an automobile repair shop and a special exception under §205.65.A (10)(g) to permit an automobile sales and service agency. The motion was seconded by Mr. Schottmiller and passed 7 – 0.

3. Review ZHB Case 2012-10, 2701 and 2751 DeKalb Pike, Mercy Suburban Hospital

Present: Michael J. McCalley, Attorney
Peter M. Simone, Simone Collins
Brian Torrence, Mercy Suburban Hospital

Mr. McCalley briefly reviewed the application noting that Mercy Suburban Hospital is interested in better identifying the hospital and campus.

Mr. Simone reviewed the proposed business sign that will be visible from Germantown Pike and DeKalb Pike and the relief required for the business sign. Mr. Simone also reviewed a site plan showing both existing and proposed signs that are designed to assist patients and visitors in finding their way around the campus. Mr. Simone made reference to the T & M letter dated May 10, 2012 with regards to the signage within the right of way of DeKalb Pike that PADOT will have to approve. Mr. Bortnichak stated that regulatory signage approved by PADOT would not come under the Township review if it is installed in the right of way of Dekalb Pike.

Mr. Simone reviewed the proposed roof sign that would be 6 foot by 10 inches with a total area of 627 square feet which is approximately 60 feet over the allowed 568 square feet. Mr. Simone wanted to clarify that the T & M letter dated May 10, 2012 suggests that the roof sign is above the height of the roof and Mr. Simone stated they are not penthouse is higher and the ordinance is not clear. Mr. Simone stated they need a variance for the height with a second variance that the T & M letter suggest that they need being above the line of the roof. Mr. Bortnichak stated that he would review that and get back to them.

Chairman Tornetta commented that the package presented did not present a clear explanation what zoning relief was need for each sign. As discussions ensued and the Planning Commission recommended that the presentation and materials to be presented to the Zoning Hearing Board be more descriptive for each individual sign.

Mr. Bortnichak noted that when Mercy first met with Township staff they were only interested in installing the large business sign on the building and at the recommendation of Township staff way finding signage on the campus was included and made part of the application.

In response to concerns raised by Chairman Tornetta, Mr. McCalley noted that the maximum size of any way finding sign will be thirty-five square feet and that most will be significantly smaller.

Chairman Tornetta asked if the main sign could be lowered so that it does not project above the roof line. Mr. Torrence stated it could not be lowered because it would obstruct the windows of the top floor of the hospital. Mr. McCalley also noted that relief is being requested for a second business sign on the newly constructed Cancer Center.

There being no further comments, Chairman Tornetta noted he was comfortable with the application as long as the way finding signs are not more than thirty-five square feet and made a motion for recommendation of approval of relief requested to permit the proposed signs. The motion was seconded by Mrs. Henderson and passed 7 – 0.

4. Review ZHB Case 2012-11, 2953 Swede Road, Dougherty Adventures, Inc.

Present: Michael Furey, Attorney

Mr. Furey reviewed that the applicant is proposing to operate a frozen yogurt dine-in restaurant in the Swede Square Shopping Center that would include three outside tables with seating for twelve.

Mr. Furey provided the Planning Commission members with revised plans.

Chairman Tornetta asked if there is enough room for people to be seated, eat and be waited on. Mr. Furey reviewed that there is ample room.

Mrs. Henderson asked if the outside seating was seasonal. Mr. Furey stated that seating was seasonal and will be stored appropriately in the winter months.

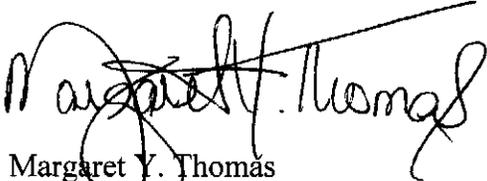
Mrs. Belkowski asked if the outside seating would be left out overnight. Mr. Furey stated the furniture would not be out overnight.

There being no further comments, Chairman Tornetta made a motion for recommendation of approval for relief of a variance under §205-68(I) with outdoor seating for twelve people as shown. The motion was seconded by Mr. Moller and passed 7 – 0.

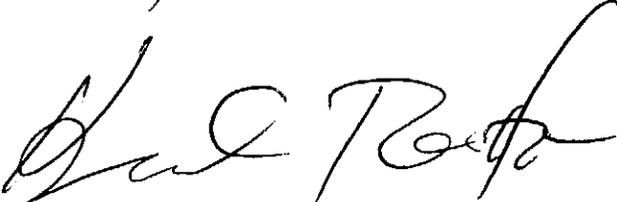
5. Adjournment:

Mrs. Henderson made a motion to adjourn. The motion was seconded by Mr. McDevitt and passed 7 – 0. The meeting adjourned at approximately 8:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Margaret Y. Thomas". The signature is written in black ink and is positioned above the printed name.

Margaret Y. Thomas

A handwritten signature in cursive script that reads "Keith Tornetta". The signature is written in black ink and is positioned above the printed name.

Keith Tornetta
Chairman