

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 20, 2011**

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 20, 2011. Mrs. 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, William Griffin Jr., Kevin McDevitt, Jeffrey Moller, Robert Schottmiller and Kristl Wiernicki. Zoning Officer, Bryan Bortnichak was also in attendance.

1. Approve Minutes of the March 16, 2011 Planning Commission Meeting:

Mrs. Hendrson called for a motion to approve the March 16, 2011 meeting minutes. Mr. Schottmiller made a motion to approve the minutes of the Planning Commission's March 16, 2010 meeting. Mr. McDevitt seconded the motion and the motion was passed 8 – 0.

2. Review ZHB 2011-5, 119 Hancock Avenue, Pugliese Brothers, Inc.

Present: Nick Pugliese

Mr Pugliese reviewed that they propose to purchase the property at 119 Hancock Avenue and demolition the existing structure and build a new single family dwelling. Mr. Pugliese stated the new dwelling would be on a non-conforming lot having a width of 40' at the building line where the minimum required lot width at the building line is 80' and the dwelling would reduce both side yards from the required 15' to 9'.

Mr. Pulgliese stated that the building envelope proposed is 22' by 60' with approximately a 1,500 – 2,000 square foot house on the lot.

Mr. Moller questioned if the lot sizes are the same size as other lots on that street. Mr. Puglises stated that they were.

Mr. Schottmiller asked if Mr. Pugliese has spoken with the neighbors on both sides of the property. Mr. Pugliese stated that he has spoken with both neighbors.

Mr. Moller asked how many stories the proposed house would have. Mr. Pugliese stated that the proposed house would be a two story structure.

Mrs. Wiernicki questioned once the demolition is done do they foresee any grading or drainage issues. Mr. Pugliese stated that it is a level lot and they do not foresee any issues.

Mr. Bortnichak questioned if the cesspool on the existing property will be abandoned. Mr. Pugliese stated that it would be. Mr. Bortnichak also reviewed with the increase in impervious coverage that a dry well or other form of storm water management should be installed. Mr. Pugliese stated that he does not feel that there will be runoff problem but a stone pit can be installed.

Debbie Blaisse of 117 Hancock Avenue presented the Commission members with a letter from Florence Serafine of 2008 Second Street. Ms. Blaisse stated that her home and Mrs. Serafine's home are one story structures.

Mrs. Henderson read Mrs. Serafine's letter opposing the plan for the proposed property.

Mrs. Henderson asked if either house on each side of the proposed house is only one story and if the house that is being proposed is the only two story home on that side of the street.

Mr. Pugliese stated he has never been in either adjacent property. And that there are other two story homes on that side of the street.

Mr. Schottmiller asked Ms. Blaisse if she had any other opinions to state or if she had a problem with a two story home. Ms. Blaisse stated that she would like to see plans of the proposed home.

Mrs. Wiernicki asked if the property would be owner occupied. Mr. Pugliese stated that he will be living in the property or they would sell the property, it will not be rented.

Mr. McDevitt asked how long the property has been vacant. Mr. Pugliese stated the property has been vacant for approximately one year.

There being no further comments, Mrs. Henderson asked for a motion for a variance under §205-30.B to permit the construction of a single family dwelling on a non-conforming lot having a width of 40' at the building line where the minimum required lot width at the building line is 80'. And a variance under §205-30.C(2) to permit the construction of a single family dwelling that would reduce both side yards from the required 15' to 9' including the stone drainage for the runoff and the Planning Commission members asked that Mr. Pugliese work more diligently with the adjacent

neighbors. Mrs. Wiernicki made a motion. The motion was seconded by Mr. Griffin and passed 8 – 0.

3. Review ZHB 2011-6, 1900 Coles Boulevard, William Harcher, Jr.

Present: Daniel McColgan, Contractor
William Harcher, Jr., Applicant

Daniel McColgan reviewed the variance request to construct a sunroom that would reduce the rear yard from the required 25' to 7.1' and the addition of the sunroom would increase the building coverage from the maximum 18% to 19.7%.

Mr. Moller asked how the sunroom would be finished. Mr. McColgan presented the Planning Commission members with a description of the proposed project.

Mr. McDevitt asked how many feet off the ground would the proposed sunroom be. Mr. McColgan stated the one story sunroom would be three feet off the ground.

Mr. Moller asked if Mr. Harcher discussed this addition with the adjacent neighbor. Mr. Moller stated he spoke with the adjacent neighbor and the only concern she had was the blocking of sunlight into her dining room. Mr. McColgan reviewed the plan and stated he thought the addition would not block her sunlight.

Mr. Devitt asked about runoff water. Mr. McColgan reviewed all the runoff from the surrounding black top properties. Mr. McColgan reviewed the possibility of redirecting the runoff to the front of the property.

Mr. Bortnichak reviewed if the Zoning Hearing Board does impose a condition for a seepage bed to be installed it would only ask that it be sized to handle the flow from the sunroom.

Mr. Bortnichak asked that any grading not be directed towards the neighbor.

There being no further comments, Mr. Schottmiller made a motion to recommend approval of a variance under §205-30.C(3) to permit the construction of a sunroom addition that would reduce the rear yard from the required 25' to 7.1'. And a variance under §205-30.E to permit the construction of a sunroom addition that would increase the building coverage from the maximum allowed 18% to 19.7%. The motion was seconded by Mr. Moller and passed 8 – 0.

4. Review ZHB 2011-4, Swede Road and Germantown Pike, Sonic

Present: C. Robert Lewis, Attorney for Applicant – Swede Square Associates, LP
William Bryant, Pennoni Associates Inc.
Todd Schively, Cedar Shopping Centers, Inc.
Donald Welsh, Sonic

Rob Lewis gave a brief history of the Swede Square Shopping Center and the proposed location of the Sonic that at one time was known as Potter's Tavern.

Mr. Lewis reviewed the special exception under Section 205-68.M(1) to permit a restaurant offering drive-in service, drive through service and walk up service.

Mr. Lewis reviewed the proposed Sonic plan on the smart board and the number of ways cars would enter the restaurant and the placement of preview boards and menu boards. Mr. Lewis reviewed the double lane drive through that would serve the restaurant.

Mrs. Belkowski asked if any other Sonic Restaurants have this type of drive through. Mr. Lewis stated not this franchisee does not have this type of double drive through at either his Limerick or Willow Grove locations.

Mr. Lewis reviewed the relief request from Section 205-102.B(1)(e) to permit off street parking facilities 5.2 feet from the Sonic Restaurant building where 20 feet is required.

Mr. Lewis reviewed variances form the terms of Section 205-114 and Section 205-115 for the following:

- A. Ten wall sign on three sides of the proposed Sonic Restaurant consisting of two Sonic business wall signs (one facing Swede Road and one facing the interior of the shopping center), each consisting of 27.85 square feet of sign area; one "Canopy Open Sign" consisting of 4 square feet of sign are; one "Fresh Every Time Sign" (facing Swede Road) consisting of 4.5 square feet of sing area; one "Full Menu All Day Sign" (facing the interior of the shopping center) consisting of 4.5 square feet of sign area; four "Blue Dot Building Accent Signs" (two facing the interior of the shopping center) each consisting of 8.4 square feet of sign area; and, one "Drive Thru Open Sign" (facing Germantown Pike) consisting of approximately 7.87 square feet of sign area.

- B. Four “Drive Thru Menu Boards” consisting of 21.21 square feet each of sign area.
- C. Sixteen “Drive In Menu Boards” consisting of 10.68 square feet each of sign area.

Mr. Lewis stated that the building is approximately 2200 square feet with an interior dining area of 685 square feet and outdoor eating area of 950 square feet.

Mr. Lewis reviewed the parking area and the canopy area and menu boards.

Mr. Schottmiller asked about signage placement and if curbs were to be placed in certain areas.

Mr. Lewis reviewed the circulation plan and how people can get to and from the Sonic Restaurant.

Bill Bryant of Pennoni Associates Inc. reviewed the signage that will control the traffic in the shopping center parking lot and the reasoning for not having curbs in designated areas.

Mr. Lewis reviewed the illumination of lights when the property is closed.

Mr. Griffin asked about the hours of operation. Mr. Welsh stated the hours of operation would be 6:00 a.m. to 12:00 a.m.

Mr. Griffin asked about a traffic impact study or a volume impact study and how many cars would be brought into the shopping center.

Mr. Lewis stated that a study was not done to anticipate flow into the center.

Mr. Bortnichak review that parking spaces have been provided as required under the zoning ordinance for the building and the outdoor dining area, but that the drive-in parking spaces have been counted toward the total required parking spaces. He added that none of the patrons occupying any of the 16 drive-in canopy spaces will be occupying seats in the restaurant or the outdoor dining area. Mr. Lewis noted that he would be happy to discuss Mr. Bortnichak’s concern and to seek additional zoning relief if necessary.

Mr. Moller and Mr. Lewis discussed §205.69(D) as it relates to building coverage on the lot. Mr. Bryant noted that the plan is in compliance with this requirement.

Mr. Moller asked about the search for a tenant for this section of the shopping center. Mr. Schively reviewed the efforts Cedars had taken to secure a tenant that would properly fit and that would best utilize the parcel.

Mrs. Wiernicki expressed concern with traffic entering off of Germantown Pike into the shopping center and the backup of traffic that may occur on Germantown Pike. Mrs. Wiernicki asked about the placement of more signage for the best way to enter the drive thru. Mr. Lewis stated that Sonic has standard signage for the drive thru and entrance if permitted and after being reviewed by Township staff and being approved they would be happy to install these signs. He also noted that no new entrances to the shopping center are proposed.

Mrs. Wiernicki asked how pedestrian walkways were planned to be marked. Mr. Lewis stated there will be on pavement striping. There were discussions of a concrete walkway to facilitate pedestrian access.

Mrs. Henderson asked if this is the largest model. Mr. Lewis reviewed the plan that this location will have a smaller drive in; the overall foot print is the same the rollup sides are a new feature. The indoor/outside seating area has a capacity of 40 people.

Mrs. Belkowski questioned if there would be a buffer along Swede Road for the drive in dining area to prevent the headlights from shining on to Swede Road. Mr. Lewis reviewed that there could be some sort of shrubs included in the landscaping.

Mr. Lewis again reviewed the overall signage and the variances requested. A total of 10 wall signs are being requested with a cumulative total of 110 square feet, under the ordinance they are permitted a total of 113 square feet. They are proposing that signage be placed on three of the facades. Mr. Lewis reviewed each of the ten proposed signs and their proposed locations.

Mr. Lewis reviewed the proposed two preview boards and the two drive thru boards.

Mrs. Henderson asked about the number of patrons serviced daily. Mr. Welsh stated that 80% of their patrons use the drive thru in the winter versus the drive up stalls, 35% patio service and 25% drive thru. The number of patrons varies by day and by season.

Mrs. Henderson asked about delivery trucks and the placement of trash dumpsters. Mr. Bryant reviewed the on site plan regarding the placement of the trash dumpsters and the location for the deliveries. Mr. Welsh stated that deliveries are normally after 2:00 a.m. and before 5:00 a.m.

Mrs. Henderson questioned snow storage. Mr. Schively reviewed that the initial push would be placed around the landscaped islands and light poles, and then a contractor would haul the snow off site.

Nick Viglianese of 3105 Whitehall Road expressed concerns that safety is a primary issue, traffic is an East Norriton Township issue. He believes there will be a traffic problem in the shopping center and also exiting the site and the double drive thru lane without curbing. Mr. Viglianese believes there are a lot of dangers to be considered.

There being no further comments, Mrs. Henderson asked for a motion for the special exception under Section 205-68.M(1) to permit a Sonic Restaurant offering drive in service, drive through service or walk up service. Mr. Moller made a motion to recommend denying the special exception under Section 205-68.M(1). The motion was seconded by Mr. Schottmiller. The motion was approved 5 – 3 with Mrs. Henderson, Mrs. Belkowski and Mrs. Wiernicki opposed.

Mrs. Henderson asked for a motion for a variance from the terms of Section 205-102.B(1)(e) to permit off street parking facilities 5.2 feet from the Sonic Restaurant building where 20 feet is required. Mr. Griffin made a motion for the variance. The motion was seconded by Mrs. Wiernicki. The motion was approved 7 – 1 with Mr. Moller opposed.

Mrs. Henderson asked for a motion for variances from the terms of Section 205-114 and Section 205-115 for the following:

- A. Ten wall sign on three sides of the proposed Sonic Restaurant consisting of two Sonic business wall signs (one facing Swede Road and one facing the interior of the shopping center), each consisting of 27.85 square feet of sign area; one “Canopy Open Sign” consisting of 4 square feet of sign are; one “Fresh Every Time Sign” (facing Swede Road) consisting of 4.5 square feet of sing area; one “Full Menu All Day Sign” (facing the interior of the shopping center) consisting of 4.5 square feet of sign area; four “Blue Dot Building Accent Signs” (two facing the interior of the shopping center) each consisting of 8.4 square feet of sign area; and, one “Drive Thru Open Sign” (facing Germantown Pike) consisting of approximately 7.87 square feet of sign area.

Mrs. Wiernicki made a motion to approve the variances listed in item A. The motion was seconded by Mr. Griffin. The motion was approved 7 – 1 with Mr. Schottmiller opposed.

- B. Four “Drive Thru Menu Boards” consisting of 21.21 square feet each of sign area.
- C. Sixteen “Drive In Menu Boards” consisting of 10.68 square feet each of sign area.

Mrs. Wiernicki made a motion to approve the variance listed in items B and C. the motion was seconded by Mrs. Henderson. The motion was approved 7 – 1 with Mr. Schottmiller opposed.

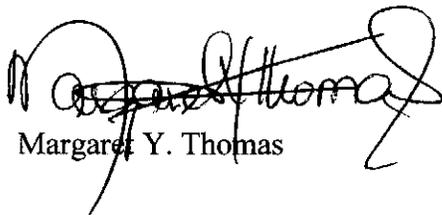
5. Other Business

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

6. Adjournment:

Mr. Schottmiller made a motion to adjourn. The motion was seconded by Mrs. Wiernicki and passed 8 – 0. The meeting adjourned at approximately 9:36 p.m.

Respectfully submitted,



Margaret Y. Thomas



Colleen Henderson
Chairman