

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 20, 2008**

In the absence of the Chairman, Vice-Chairman Gavanus called the meeting of the Planning Commission to order. Attending were Township Planning Commission members Gavanus, Henderson, Griffin, Schmidt, Young, and Bell. Bryan Bortnichak, Zoning Officer was also in attendance.

1. **Approve the Minutes of January 16, 2008 Planning Commission Meeting**

A motion to approve the revised minutes of the January 16, 2008 Planning Commission meeting minutes was made by Mr. Gavanus and seconded by Mr. Young. Ms. Henderson noted one minor change in the minutes and recommended approval contingent upon the change. The motion passed 6-0.

2. **Review of ZHB Case # 2008-2, Jason & Daina Culbreath, Block 031, Units 050 & 047. (327 Bristol Avenue)**

Present: Daina Culbreath, Applicant

Ms. Culbreath explained that she and her husband who is serving in the armed forces in Iraq intend to construct a new single family dwelling on a vacant lot on Bristol Avenue. With the aid of an aerial image of the area Ms. Culbreath described the location of the lot.

Mr. Bortnichak explained that zoning relief is necessary because the lot does not abut an improved public street for the minimum distance of 80 feet as required in the zoning ordinance. Mr. Bortnichak explained that there are at least five instances of similar relief being granted on streets that intersect with Rahway Avenue that permitted the construction of new dwellings.

Mr. Griffin expressed his appreciation for Mr. Culbreath's service in Iraq and made a motion to recommend that the zoning hearing board grant the requested variances. The motion was seconded by Mr. Gavanus. The motion passed 6-0.

3. **Review of Draft Copy of the Township's Comprehensive Plan.**

Mr. Bortnichak noted that the 8 ½" x 14" panels of the comprehensive plan that were distributed to the Planning Commission members would be assembled into a fold-out type brochure, a draft quality print of which was shown to the Planning

Commission. This will enable the Supervisors to mail the plan to all Township residents. Mr. Bortnichak asked that the Planning Commission recommend that the Board of Supervisors approve and adopt the Comprehensive Plan for distribution.

Mr. Young made a motion based on Mr. Bortnichak's request. The motion was seconded by Ms. Henderson. The motion passed 6-0.

4. **Review of Current Land Development and Construction Projects.**

Mr. Bortnichak provided a summary of current land development and construction activity, noting that demolition permits had been issued for the removal of the vacant Hess building and Stanton Cleaners on DeKalb Pike at Germantown Pike. Einstein's request for a change of zoning and map amendment was also discussed.

The meeting was adjourned at 7:40P.M. on a motion made by Mr. Griffin that was seconded by Mr. Young. The next meeting of the Planning Commission will be held on **Wednesday, March 19, 2008 at 7:00 PM.**

Respectfully submitted,



Bryan Bortnichak
Zoning Officer



Joseph E. Gavanus, Jr.
Vice-Chairman