EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 15, 2015

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 15, 2015. The meeting was called to order at 7:02pm. Attending were Planning Commission members Robert Schottmiller, Jeffrey Moller, Keith Tornetta, John Kolb, Judy Belkowski, Kevin McDevitt, George Kennedy, and Kandy Heckman. Zoning Officer, Bryan Bortnichak was also in attendance.

1. **Approve Minutes of the March 18, 2015 Planning Commission Meeting:**

Chairman Schottmiller called for a motion to approve the minutes of the Planning Commission's March 18, 2015 meeting. Ms. Heckman made a motion to approve the meeting minutes. Mr. McDevitt seconded the motion and the motion passed 8-0.

Mr. Tornetta announced his business relationship with the applicant for ZHB Case #2015-4 and noted that he would recuse himself from voting in the matter.

2. **Zoning Hearing Board Case 2015-4, 110B West Germantown Pike:**

Present: Justin Hostetter, Franchisee

Mr. Hostetter explained that he operates the new Verizon store at 110B West Germantown Pike and explained the unique angle of the storefront that results in two faces of the storefront facing Germantown Pike. He noted that they are requesting permission to install two signs on the building.

Mr. Schottmiller asked if this situation exists elsewhere and inquired about the variance being extended to future tenants. Mr. Bortnichak responded that other locations such as the Dunkin Donuts in the Hillcrest Plaza Shopping Center and the Starbucks in the Northtowne Plaza Shopping Center have buildings with frontage on two separate streets and that that zoning ordinance makes an allowance for those situations, but that because this tenant space fronts on only one road, Germantown Pike, only one wall mounted business sign is permitted. Mr. Bortnichak noted that the variance could extend to future tenants if the Zoning Hearing Board does not preclude such a transfer in their decision and order.

Ms. Belkowski noted that the second sign would be visible only to westbound traffic on Germantown Pike and that it would only be visible after a driver has passed the point where they could make a left turn into the shopping center. Mr. Hostetter explained that this is not a corporate-owned and operated store and that traffic sitting at three approaches to the traffic signal at Swede Road and Germantown Pike would not be able to see the sign if a second sign were not allowed.

Mr. Moller advised that he thinks it would be best to let the variance run with the property so that future tenants do not need to come before the Zoning Hearing Board.

Mr. Hostetter provided an example of signage that had previously been installed for Shuler's Jewelers. Mr. Hostetter provided photographs of the signage that existed prior to the shopping center remodel in 2006. Mr. Bortnichak confirmed that the prior tenant did have at least two signs installed, but that they were removed and replaced with one sign following the remodel in 2006.

Mr. McDevitt made a motion to recommend the Zoning Hearing Board approve of the requested variance. The motion was seconded by Mr. Moller and the motion passed 7-0.

3. Sidewalk and Trail Feasibility Study:

Mr. Schottmiller noted that there has been no response to the Planning Commission Subcommittee's letter to the Board of Supervisors dated March 24, 2015 and asked if Mr. Moller would like to attend the next Board of Supervisors meeting to inquire about the Board's position relative to the Planning Commission's request. Mr. Moller expressed a desire to contact Mr. Dainoff or Mr. Zurzola privately. Mr. Schottmiller and Mr. Kennedy noted this is the second letter from the Planning Commission to the Board of Supervisors that has gone unacknowledged. Mr. Tornetta pointed out that the application deadline for many of the grant opportunities about which he is aware have closed for the year and suggested that the Chairman and Vice Chairman along with members of the Planning Commission subcommittee attend the Board of Supervisors April 28, 2015 meeting to address the Board of Supervisors. Mr. Moller made a motion to authorize members of the Planning Commission to attend the Board of Supervisors April 28, 2015 meeting. The motion was seconded by Mr. McDevitt and approved 8-0.

4. Other Business:

Planning Commission members reviewed the Land Development and Construction update that was provided by Mr. Bortnichak.

5. Adjournment:

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

Respectfully submitted,

Robert Schottmiller

Chairman Robert Schottmiller
East Norriton Township Planning Commission

Bryan Bortnichak
Zoning Officer