

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 16, 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, September 16, 2015. The meeting was called to order at 7:02pm. Attending were Planning Commission members Robert Schottmiller, Keith Tornetta, Jeffrey Moller, John Kolb, Kandy Heckman and George Kennedy. Zoning Officer, Bryan Bortnichak was also in attendance.*

**1. Approve Minutes of the August 19, 2015 Planning Commission Meeting:**

Chairman Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's August 19, 2015 meeting. Mr. Tornetta made a motion to approve the minutes. The motion was second by Ms. Heckman and the motion and the motion passed 5-0.

**2. ZHB Case #2015-12, 3311 Swede Road, Automobile Dealers Association of Greater Philadelphia:**

*Present: June Singh, Applicant's Attorney*

Ms. Singh described a proposed internally illuminated wall sign to be installed on the Automobile Dealers Association of Greater Philadelphia building at 3311 Swede Road and noted that the particular portion of the building where the sign is proposed is located in the AR – Residential zoning district. Ms. Singh noted that the sign would advertise for the Automobile Dealers Association of Greater Philadelphia's charitable foundation.

Mr. Schottmiller questioned the nature of the variance request. Mr. Bortnichak explained that signage such as that proposed is not permitted in the AR – Residential zoning district and that the variance request is not to permit the sign to exceed a certain size or height, but to permit the sign in a residential district.

Mr. Tornetta noted that the sign does not appear too large and that it looks to be proportional to the size of the building.

Mr. Schottmiller made a motion to recommend that the Zoning Hearing Board approve of the requested variance. Mr. Moller second the motion and the motion passed 5-0.

**3. ZHB Case #2015-13, 3204 Caln Circle, Sean Lonergan:**

*Present: Sean Lonergan, Owner*

Mr. Lonergan described a proposed addition to his home at 3204 Caln Circle. Mr. Kolb questioned if a variance is necessary. Mr. Bortnichak explained that the property line that is impacted by the proposed addition is considered a side yard not a rear yard and noted that it appears that no variance is required. Mr. Lonergan will contact Mr. Bortnichak after he measures and confirms that the addition will be at least 20' from the side yard property line.

Mr. Schottmiller suggested that the Planning Commission act on the request in the event that the addition is found to project slightly into the required setback and made a motion to recommend approval of a variance if needed for the addition. Mr. Kolb second the motion and the motion passed 5-0.

4. **ZHB Case #2015-14, 25 West Germantown Pike, Weis Markets:**

*Present: Craig Robert Lewis – Kaplin Stewart, attorneys for applicant  
Mark Curcio – Stoltz – Owner/Applicant  
Alexander Ororbia – Weis Markets, tenant  
Tim Snyder – Weis Markets, tenant  
William (Bill) Swanick – HRG, Tenant's engineer*

Mr. Lewis noted that Weis is seeking to install a gas and go at 25 West Germantown Pike and made reference to his prior appearances before the Planning Commission in regard to Weis' application and noted that they are no longer seeking variances but instead, special exceptions from the requirements of the zoning ordinance.

Mr. Lewis noted that Weis wants to add the gas and go to remain competitive and that the proposal represents an investment in the shopping center through which they hope to retain their customer base.

Mr. Lewis reviewed the truck turning template and noted that Weis will control delivery times to the station adding that it is in Weis' interest to maintain sufficient parking on the site. Mr. Lewis noted that there are 472 parking spaces on the site and an additional 8 spaces that provide for online order pickup. Mr. Lewis explained that the construction of the gas and go would result in the loss of 29 parking spaces but that they are willing to lose some of the online order pickup spaces, remove landscape islands and construct an additional four parking spaces near the bank and stripe additional spaces in the rear of the shopping center in order to reduce the impact on parking as much as possible.

Mr. Kolb noted that the record plan calls for 469 parking spaces and that 440 would result in a 27% reduction in parking. Mr. Kolb added that striping spaces in the rear of the Weis is not practical and that while he has no specific objection to gasoline sales, parking remains his primary concern with the proposal as it has been since the concept plan was first reviewed by the Planning Commission.

Mr. Tornetta reiterated Mr. Kolb's comments and expressed concern about the proposed removal of landscape islands to provide for parking spaces. Mr. Tornetta noted that the project would still result in a net loss of 25 to 29 parking spaces and expressed concern for the use being located along the Germantown Pike frontage of the shopping center.

Mr. Schottmiller noted that he has spoken with community members who have expressed concern about the proposal and that he has taken photos of the lower parking lot in use.

Mr. Moller noted that he shops at the Weis and that he is not interested in competing with vehicles trying to get to the gas and go so that he can shop. Mr. Moller advised that his main concerns lie in vehicular conflicts that will result from the location of the gas and go that is proposed to be across the access driveway from the Weis Market.

Mr. Kolb asked if the applicant has any data on additional vehicle trips being generated by a gas and go. Mr. Lewis explained that the gas and go is an amenity for Weis that is used to incentive customers to shop there and enable them to retain customers. Mr. Snyder noted that Weis has found that 60% of their customers who visit a Weis Market that has a gas and go fuel their vehicle either before or after shopping in the market. Mr. Moller asked if the gas station increases the overall number of customers at a Weis Market. Mr. Snyder noted that a gas and go typically results in an increase in store sales of 10% to 15%.

Mr. Kolb referred to the photographs that were submitted with Weis' appeal and asked if they are representative of what would be constructed in East Norriton Township. Mr. Lewis confirmed that the photos provide a general idea of what the installation would look like but noted that the pictures showed more pumps than would be installed at this location. Representatives of Weis offered to add brick to the gas and go to make it blend architecturally with the shopping center. Mr. Kolb noted that the lighting appears to be exceptionally bright and noted that a more aesthetically pleasing appearance such as that provided by the Turkey Hill Farms on Ridge Pike in Lower Providence Township would be preferred.

Mr. Tornetta made a motion to recommend that the Zoning Hearing Board deny the requested relief. The motion was seconded Ms. Heckman and the motion passed 5-0.

*Mr. Kennedy joined the meeting already in progress at 7:45 pm.*

**5. Review Proposed Zoning Ordinance Text Amendment:**

Mr. Bortnichak reviewed a proposed text amendment to the East Norriton Township Zoning Ordinance and reviewed a proposed amendment to the East Norriton Township Subdivision and Land Development Ordinance. Mr. Bortnichak explained that the Board of Supervisors has scheduled a public hearing to consider both ordinances on October 27, 2015.

Mr. Kolb made a motion to recommend that the Board of Supervisors enact both of the proposed ordinances. Ms. Heckman second the motion and the motion passed 6-0.

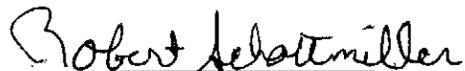
6. **Other Business:**

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

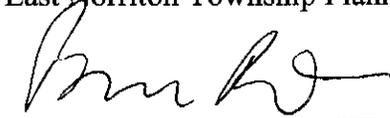
7. **Adjournment:**

Mr. Schottmiller made a motion to adjourn. The motion was second by Mr. Kolb and passed 6-0.

Respectfully submitted,



Chairman Robert Schottmiller  
East Norriton Township Planning Commission



Bryan Bortnichak  
Zoning Officer