

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 21<sup>st</sup>, 2016**

*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 21<sup>st</sup>, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, Keith Tornetta, Kandy Heckman, Judith Belkowski, Kevin McDevitt, and George Kennedy. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance.*

**1. Approve Minutes of the August 17<sup>th</sup>, 2016 Planning Commission Meeting:**

Chairman Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's August 17<sup>th</sup>, 2016 meeting. Mr. McDevitt made a motion to approve the minutes. The motion was second by Mr. Tornetta and the motion passed 6-0.

**2. ZHB APPL 2016-8: Located at 22 Spring House Lane; Philip Dorman:**

*Present: Mr. Philip Dorman: Applicant & Record Property Owner*

Mr. Dorman presented ZHB APPL 2016-8 located at 22 Spring House Lane. He is looking to obtain relief from a rear yard setback requirement of 20' feet to 2' feet and 5' feet to install a pool.

Chairman Schottmiller and Ms. Heckman addressed the concern of how close this is to the rear property line realizing that the neighbors have been notified and have signed off that they are not in opposition of the pool installation.

Chairman Schottmiller inquired if a survey will be required where drainage is shown. Ms. Loomis clarified that if approval is obtained from the Zoning Hearing Board a grading permit would have to be applied for which requires a simplified drainage plan.

Mr. Tornetta addressed the 2' feet to 5' feet measurements inquiring as to why the range is given. Mr. Dorman further explained that it will be how the pool is installed once digging occurs and that this is the information that was given by his contractor.

Ms. Loomis confirmed that the 2' feet and 5' feet measurement is taken from edge of the sidewalk that is proposed and not water's edge when concerning the measurements provided.

Mr. McDevitt inquired if there would be a fence and the height of the fence. Mr. Dorman confirmed that there is a privacy fence proposed to be installed at 6' feet in height.

Mr. Tornetta referenced the previous zoning decision granting a pool of this nature in the neighborhood. He inquired if the pool could be reconfigured to lessen the amount of relief.

Mr. Dorman clarified that he chose the smaller of the two options of the pool choices and this is considered a medium size pool. Additionally, his property has an extremely large front yard in comparison to the size of the rear yard.

There was a brief discussion between the Planning Commission and Applicant.

**RECOMMENDATION:**

Mr. Tornetta made a motion to recommend approval to the Zoning Hearing Board regarding Section 205-16(B)(2). Ms. Heckman second the motion and the motion passed 6-0.

**3. Review Sidewalk and Trail Feasibility Study:**

No new updates at this time. An update will be given at the next Planning Commission meeting.

**4. Review of Current Land Development and Construction Update:**

Ms. Loomis gave the land development and construction update of which is also located on the Township Website for reference.

There was a brief discussion between the Planning Commission regarding the Norristown Farm Park Trail.

**5. Other Business:**

Chairman Schottmiller addressed Community Day. Overall it was a low turnout due to the heat.

The Planning Commission was very prepared regarding handouts, surveys, and information to provide to the public. It will be beneficial to bring securing ties next year regarding keeping the boards secure if it is a windy day.

Chairman Schottmiller thanked the Planning Commission for their participation and involvement.

Chairman Schottmiller inquired what vehicle crashed into the building recently. Ms. Loomis clarified that 4 W. Township Line Road was the location of the accident.

Mr. Tornetta inquired if building without permits has recently increased. Ms. Loomis confirmed that this has been the case recently for commercially zoned properties.

Chairman Schottmiller asked for further explanation as to why this is happening.

Ms. Loomis further explained that the Department is actively enforcing the fee schedule and that all proper permits are obtained.

Mr. Kennedy addressed the fee schedule and inquired if fee penalties are issued when work has been completed without permits.

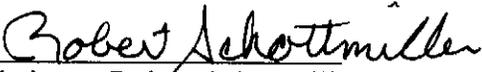
Ms. Loomis confirmed that there is the ability to issue double permit fees per the fee schedule at the Building Code Official's discretion. Double fees have been issued recently. The goal is

to have applicant to proactively apply for permits and diminish retroactive permit applications.

**6. Adjournment:**

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

Respectfully submitted,



Chairman Robert Schottmiller  
East Norriton Township Planning Commission



Tiffany M Loomis  
Director of Planning & Code Enforcement/ Zoning Officer