

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 19th, 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, October 19th, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, Keith Tornetta, Kandy Heckman, Jeff Moller, Judith Belkowski, George Kennedy, John Kolb, Ken Grimes, and Ashley DiPiero. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance.

1. Introduction of New Members:

Mrs. Ashley DiPiero and Mr. Ken Grimes were formally introduced and welcomed by Chairman Schottmiller to the Planning Commission and public.

2. Appointment of Vice-Chairman:

Chairman Schottmiller called for a motion to appoint the Vice-Chair. Mr. Moller made a motion to appoint Mr. Kolb as Vice-Chairman. The motion was second by Mr. Tornetta and the motion passed 9-0.

3. Approve Minutes of the September 21st, 2016 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's September 21st, 2016 meeting. Chairman Schottmiller made a motion to approve the minutes. The motion was second by Ms. Heckman and the motion passed 9-0.

4. Proposed Ordinance Amendment:

Ms. Loomis presented the proposed Ordinance Amendment which addressed temporary structure, parking regulations in the EC Zoning District, ground signage regulations, and garage/ yard sales.

Montgomery County Planning Commission has offered a cursory review of the proposed language prior to formal advertisement. The Township will be removing the temporary structure proposed language to better address this issue when the over-haul of the Zoning and Codified Ordinance(s) occurs early next year. The definition of temporary structure(s) needs to be addressed to be consistent with current case law. The current definition does not define a timeframe as to how long the structure may exist.

Ms. Loomis reviewed the current Zoning Code regarding temporary structures.

Mr. Moller clarified that presently temporary structures are structures that are not permanently affixed to the land.

Mr. Kolb expressed that temporary structures need to be defined by a timeframe.

Mr. Grimes addressed pod structures and inquired if this would be considered a temporary structure. Ms. Loomis concurred that this is considered a temporary structure under case law.

Mrs. Belkowski inquired about sheds that are located closer to the property line than 5 feet. Ms. Loomis pre-existing non-conforming status may be the case in this instance.

The Planning Commission and Ms. Loomis elaborated on the current definition of temporary structures briefly and the current code.

Chairman Schottmiller inquired how our office would know if an individual had more than 2 yard or garage sales a year to collect the permit fee?

Ms. Loomis clarified that signage gets posted around the Township and when the same address keeps appearing the Code Enforcement Department rectifies the issue.

Chairman Schottmiller inquired if the Township removes the signage if a fee may be charged? Ms. Loomis confirmed that this will be addressed in the near future. Ms. Heckman clarified that in past years there was a signage permit for various signage. Ms. Loomis confirmed that this is still the case.

Mr. Kennedy addressed the Executive Campus Zoning district proposed parking change inquiring if the Township is replacing the entire section? Ms. Loomis clarified there is an addition/modification for the parking rate regarding apartment house or a group of apartment houses and related amenities. Currently it is 3.25 parking spaces per 1,000 square feet of floor area and 1.5 is proposed for this permitted use.

Mr. Kolb inquired if there was an apartment complex built with 2 bedroom apartments if may be more beneficial to have the language read as 1 parking space per bedroom.

Mr. Kolb commented that the other uses in the EC campus would play a factor in how parking is calculated.

Mr. Tornetta commented that if 1 bedroom apartments are the standard in an apartment complex 1.5 parking regulations may suffice.

Mr. Kolb commented that the difficulty is addressing parking calculations is due to the multi-use of the site.

Mr. Moller commented that apartments in the suburbs are far more reliant on transportation than apartments located in the city making calculations of parking important.

Ms. Loomis clarified that a developer building a high end apartment complex will ensure that parking is designed in a manner that will provide for consistent tenancy. If adequate parking is not provided high turnover will occur.

Chairman Schottmiller inquired the next steps from this point. Ms. Loomis clarified that the draft minutes will be provided to the Board of Supervisors prior to their next meeting to be informed of the Planning Commission's discussion

Chairman Schottmiller inquired about that status of the comprehensive plan revision. Ms. Loomis clarified that the Board of Supervisors will be discussing this issue at the next Executive Session scheduled for 10/25/2016.

Mrs. Belkowski inquired about garage/ yard sales and traffic controls regarding overall safety.

Chairman Schottmiller clarified that the local police department is contacted and a warning is issued and/or the police monitor the situation.

Ms. Loomis clarified that what is represented in this particular ordinance change regarding garage sales is reflected in the violation section for the purpose of issuing non-traffic violations on site.

Mr. Moller inquired as to the wording of the violation section. Ms. Loomis clarified this section has been formatted to the requirements of Pennsylvania State Law.

Mr. Kennedy inquired as to how this information would be submitted to the Board of Supervisors?

Ms. Loomis confirmed that the section of the proposed ordinance amendment of the draft minutes would be drafted immediately and distributed on Friday, 10/21 for review.

5. Review Sidewalk and Trail Feasibility Study:

Mr. Kennedy suggested that a history and current status be given on this topic to bring everyone up to speed.

Mr. Moller provided a brief history. The process began in 2001 with the intention of improving walkability within the Township through sidewalks and trails providing extended safety and habitability. A sub-committee was created that interacted with the Township Supervisors to create a plan that best suites the needs of East Norriton. The Planning Commission prioritized the needs of the Township and the likelihood of what could be accomplished regarding the proposed public improvements. At the time of the Planning Commission's initial proposal the Township Manager indicated there was not enough funding in the Township Budget to provide a feasibility study. There have been recent developments where funding has come forward to conduct a feasibility study. Additionally, there was a survey taken this year at Community Day to identify what is most important to the East Norriton Community.

Mr. Tornetta confirmed that seven (7) survey responses were received on Community Day. He confirmed that he will scan the results to the Planning Commission and Township.

Ms. Heckman commented that many individuals were hesitant to provide their opinion in writing.

Mr. Moller inquired if there was any funding currently available for a feasibility study?

Mr. Kolb commented that the Planning Commission designated North Wales Road as the number #1 priority for sidewalks to be installed. Mr. Hart gave an update regarding the grant application that has been submitted. The first round submission was denied.

Ms. Loomis verified that the second submission of the grant process is currently being reviewed by Montgomery County and will provide a comprehensive update at the next Planning Commission Meeting.

Mr. Kennedy commented that there needs to be regular updates to maintain a fluid communication plan.

Mr. Tornetta suggested that a narrative be provided in the Construction and Land Development update. The Planning Commission was in agreement. Ms. Loomis will provide such in the next update released to the public and Planning Commission.

Mr. Moller gave a history on the funding of the sidewalk trail feasibility. Additionally, the sidewalk and trail plan will be provided to all Planning Commission members via DropBox.

Both Mr. Moller and Mr. Tornetta agreed that a sub-committee meeting will be scheduled when an update is provided by Mr. Loomis via the Construction and Land Development Update.

6. 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.

Mr. Kennedy inquired about the blasting occurring at Gill Quarry? Ms. Loomis confirmed that the Mr. Ratowsky will be notifying the Township prior to blasting.

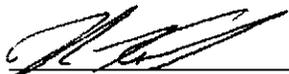
7. Other Business:

None

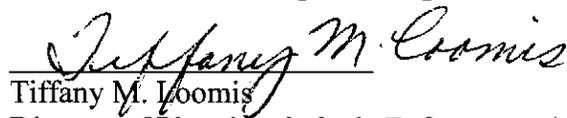
8. Adjournment:

Mr. Grimes made a motion to adjourn. The motion was second by Mrs. DiPiero and passed 9-0.

Respectfully submitted,



Vice Chairman John Kolb
East Norriton Township Planning Commission



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