

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, APRIL 20<sup>th</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, April 20<sup>th</sup>, 2016. The meeting was called to order at 7:02pm. Attending were Planning Commission members Robert Schottmiller, John Kolb, Kevin McDevitt, George Kennedy, Jeffrey Moller, Judith Belkowski, Kandy Heckman, Keith Tornetta, and Harold Smith. Zoning Officer, Tiffany M. Loomis was also in attendance.*

**1. Approve Minutes of the March 16<sup>th</sup>, 2016 Planning Commission Meeting:**

Chairman Schottmiller called for a motion to approve the meeting minutes, as amended for grammatical errors, of the March 16<sup>th</sup>, 2016 Planning Commission Meeting. Mr. McDevitt made a motion. Ms. Heckman second the motion and the motion passed 9-0.

**2. ZHB 2016-5: Located at 213 Farview Road; William Murphy:**

*Present: Mr. William Murphy, Owner & Applicant*

Mr. Murphy explained that he intends to construct a 720 square feet garage at the rear of his home located 213 Farview Road and will need to obtain dimensional variance relief from the Zoning Hearing Board. Mr. Murphy further explained that he spoke with Mr. Bryan Bortnichak, former Zoning Officer, regarding the required setbacks for the BR-1 Residential Zoning District. The applicant needs relief from the side and rear yard setbacks.

Mr. Kolb and Mr. Tornetta requested further clarification on the side and rear yard setbacks. Ms. Loomis clarified that the garage is projecting 18' feet into the rear yard setback and 4' feet into the side yard setback.

The formal relief being requested is as follows:

- A variance under Section 205-30.3(C)(2)(3) to permit a 720 square feet garage to project 18' feet into the rear yard setback and 4' feet into the side yard setback.

There was a short discussion between the Planning Commission and Applicant of the plan and application provided.

**RECOMMENDATION:**

Mr. Schottmiller made a motion to recommend approval to the Zoning Hearing Board. Mr. Tornetta second the motion and the motion passed 9-0.

**3. ZHB 2016-6: Located at 2708 DeKalb Pike; Savers (Former Kmart):**

*Present: Ms. Julie Von Spreckelsen, Esq.: Attorney on behalf of BSV DeKalb LLC  
Ms. Karen Wallace, AIA: Savers Representative*

Ms. Von Spreckelsen presented the application on behalf of the applicant BSV DeKalb, LLC providing handouts of the signage proposed to the Planning Commission and public. She further explained that Savers intends to construct 6 signs at 2708 DeKalb Pike and will need to obtain variance relief from the Zoning Hearing Board. Ms. Von Spreckelsen further explained that she spoke with Ms. Loomis regarding the required signage relief for the SC Shopping Center Zoning District. The applicant needs relief dimensionally and from the number of signs proposed.

The Planning Commission inquired regarding the future plans for the DeKalb Shopping Plaza given that it is under new ownership. Ms. Von Spreckelsen verified that the shopping center is under new ownership.

Mr. Tornetta requested further clarification on the variance relief required. Ms. Loomis agreed that Section 205-114(B) of the Zoning Code is required as part of the variance relief due to this property not being a corner lot. Temporary signage was addressed by the applicant in further detail.

The formal relief being requested is as follows:

- A variance under Section 205-113(B) to permit installation of 2 incidental signs stating Exit and Enter of 7.5 square feet each, an incidental sign stating Donation Center of 43.5 square feet, and an incidental sign stating Donate Here of 17.22 square feet. Incidental signs of 4 square feet are allowed.
- A variance under Section 205-114(A)(B) to permit 3 signs stating Savers. 1 business sign is allowed.
- A variance under Section 205-116(E) to permit a multiple directory panel sign stating Savers of 11.25 square feet. A multiple directory panel sign of 3 square feet per business is allowed.

Discussion and questions ensued between the Planning Commission and Applicant of the plans and application provided.

**RECOMMENDATION:**

Ms. Heckman made a motion to recommend approval to the Zoning Hearing Board of the above cited variance relief. Mr. McDevitt second the motion and the motion passed 9-0.

**4. Sidewalk / Trail Feasibility Study:**

*Present: Ms. Tina Howell: East Norriton Township Chairwoman of the Board of Supervisors  
Mr. Robert Hart: East Norriton Township Manager  
Ms. Diana Cassel, Ph.D.: East Norriton Township Vice Chairwoman of the Zoning Hearing Board*

Mr. Moller spoke and gave a history of this matter ultimately requesting the Board of Supervisors help. He further explained how it is extremely important to understand the finances.

Chairwoman Howell is looking into how to obtain grant funding to move forward with the feasibility study. Mr. Hart explained in depth regarding \$62,000 of available grant funding that may be awarded to East Norriton Township upon submission to Montgomery County. He is currently working with the Board of Supervisors and Assistant Manager regarding this matter. Mr. Hart has been spearheading these issues to attract Montgomery

County's attention and emphasized that our administration needs to show combined effort of where to install sidewalks.

Chairman Schottmiller suggested having a booth at Community Day to further educate the community on this matter and how this year would be a perfect time to implement such.

Mr. Moller suggested that the webpage is a great place to inform the community of the ideas and concepts to date.

The Planning Commission addressed safety and how sidewalks would improve overall safety on Swede and DeKalb Pike. Recently, a pedestrian death occurred on Swede Road and by installing sidewalks deaths of this nature will be avoided.

Vice-Chairwoman Cassel made further suggestions as to what could be placed on the Township website. Ms. Heckman mentioned the Liberty Bell Trail issue that occurred years ago and how many community members did not want the trail in their neighborhood. She further addressed that this same mentality may happen with sidewalks if the proper approach is not taken to include and involve the community.

Chairwoman Howell suggested that public workshops be held/

Mr. Tornetta, Mr. Kolb, Mr. Moller, and Ms. Belkowski are on the sidewalk sub-committee. Mr. Kolb put together a comprehensive plan of the sidewalk proposal to date.

Vice-Chairwoman Cassel suggested to include the Farm Preservation Board.

The sub-committee, the Manager, Chairwoman Howell, and the Board of Supervisors are recommending to get the public involved through the website and the Times Herald. Mr. Hart is looking to obtain as much grant funding as possible and confirmed that the Township's Traffic Engineer will be submitting revised application tomorrow. He is currently drafting a memo to outline this issue and will forward accordingly.

Mr. Moller emphasized that a working group is needed to carry forward these objectives and a separate meeting is needed. Mr. Hart suggested an "Action Session" and Chairwoman Howell is in agreement.

Chairman Schottmiller has requested that the work load for up and coming meetings be known as far as possible in advance so that the Planning Commission can plan. Ms. Loomis will email the Planning Commission as agenda items are known.

Mr. Kolb addressed the comprehensive plan and recommended that the Township's Planner be heavily involved. Mr. Hart and Ms. Loomis will look into this matter and report back to the Planning Commission accordingly.

Chairman Schottmiller thanked Chairwoman Howell & Vice-Chairwoman Cassel for their time and involvement in this matter.

**Other Business:**

The Planning Commission reviewed the Land Development and Construction update that was provided by Ms. Loomis.

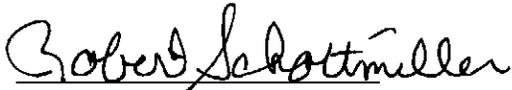
Mr. Hart offered to coordinate a site tour for the Gill Quarry proposed development and invited the Planning Commission to attend. Chairman Schottmiller and the Planning Commission have expressed interest in taking the tour. Mr. Hart and T. Loomis will coordinate accordingly.

Questions and discussion ensued.

**5. Adjournment:**

Chairman Schottmiller made a motion to adjourn. The motion was second by Mr. Tornetta and passed 9-0.

Respectfully submitted,



Chairman Robert Schottmiller  
East Norriton Township Planning Commission



Tiffany M. Loomis  
Zoning Officer