

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 9, 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, December 9, 2015. The meeting was called to order at 7:01pm. Attending were Planning Commission members Robert Schottmiller, John Kolb, Kevin McDevitt, George Kennedy and Jeffrey Moller. Zoning Officer, Bryan Bortnichak was also in attendance.

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

Mr. Schottmiller noted a correction to the minutes. Mr. Moller made a motion to approve the amended minutes of the Planning Commission's November 18, 2015 meeting. Mr. Kennedy second the motion and the motion passed 5-0.

2. ZHB 2015-16, 300 Roland Drive, Diane Fiss:

*Present: Diane Fiss, Owner
Rick Yeager, Applicant's Contractor*

Mr. Yeager explained that he intends to construct a three season room on the rear of the house at 300 Roland Drive for Ms. Fiss. He explained that the three season room would be located 18.7' from the rear property line.

Mr. Yeager noted that the Applicant's hardship relates to the shape of the property and the fact that it is constrained by two front yards. Ms. Fiss noted that access to the three season room would be gained through the kitchen and that alternate locations where the room could be placed would permit access only through a bedroom.

Ms. Fiss explained that her neighbor's garage faces the proposed three season room and that she has spoken with Ms. Gaffney about the project.

In response to a question from Mr. McDevitt about storm water runoff, Ms. Fiss noted that the proposed room will be constructed on top of a concrete patio. Mr. Bortnichak acknowledged that the proposed work would not trigger requirements for storm water management.

Mr. Schottmiller made a motion to recommend that relief requested be granted and recommended that Ms. Fiss obtain a letter from her neighbor acknowledging the application. Mr. McDevitt second the motion and the motion passed 5-0.

3. Other Business:

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

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

Mr. Moller discussed a story he heard on the radio about a surge in interest in walkability in suburban communities that were constructed in large part without sidewalks in the Atlanta area. Mr. Moller advised that Zillow now assigns a walkability score for properties and that walkability plays an increasing role in home valuations. Mr. Moller stressed that the Atlanta area story stated the need to retrofit suburban communities with pedestrian friendly links to schools and parks which was a parallel to the Planning Commission's recent push for sidewalk installation.

Mr. Schottmiller noted that projects like this should be completed in East Norriton Township to help prop up the Townships decreasing assessed value. Mr. Moller noted that sidewalk networks are very attractive to younger home buyers as that generation is significantly less likely to drive and that they prefer to walk.

Mr. Kennedy noted that safety on Swede Road remains a huge issue. He pointed to constant pedestrian traffic on Swede Road and the safety and liability issues that result. Mr. Kennedy stated that while Swede Road may be the most costly when it comes to sidewalk installation, it is the most important priority from a public safety perspective.

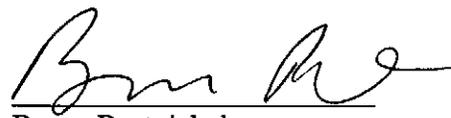
Members of the Planning Commission asked Mr. Bortnichak to inquire about the status of the Norristown Farm trail project and to report back to them at their January meeting.

5. **Adjournment:**

Mr. Moller made a motion to adjourn. The motion was second by Mr. Kolb and passed 5-0.

Respectfully submitted,


Chairman Robert Schottmiller
East Norriton Township Planning Commission


Bryan Bortnichak
Zoning Officer