

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 18, 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, March 18, 2015. The meeting was called to order at 7:01pm. Attending were Planning Commission members Robert Schottmiller, Jeffrey Moller, Keith Tornetta, John Kolb, Judy Belkowski, Kevin McDevitt, George Kennedy, Harold Smith and Kandy Heckman. Zoning Officer, Bryan Bortnichak was also in attendance.

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

Chairman Schottmiller requested corrections to the meeting minutes and made a motion to approve the amended minutes of the Planning Commission's February 18, 2015 meeting. Mr. Tornetta seconded the motion and the motion passed 9-0.

2. Requested Change of Zoning, 806 West Germantown Pike:

Present: John P. Raech, Owner

Mr. Raech reviewed the location of the property at 806 West Germantown Pike and explained that he is requesting a zoning change for the property from AR – Residential to either Residential Professional or Residential Office. He noted that the house is currently being rented and that he intends to convert the house to office space for his consulting firm. Mr. Raech explained that his staff typically work from home and that when they need to meet they do so at a hotel. His preference would be that they be able to meet at the property for their occasional meetings.

In response to a question from Mr. Schottmiller about the rental status of the property, Mr. Raech explained that the current lease is up in July.

Mr. Schottmiller noted the presence of a large garage on the property. Mr. Raech noted that the garage was previously used by a landscaper; but that he does not intend to use it for his business.

Mr. Tornetta asked for clarification on the application that requests rezoning to either the Residential Professional or the Residential Office zoning district. Mr. Bortnichak explained that he had initially met with Mr. Raech and discussed the requirements of both zoning districts, but for the purposes of publication and advertising requirements, it would be necessary to request rezoning to only one district. Mr. Bortnichak noted that the Planning Commission members have received copies of two ordinances, one changing the zoning to Residential Professional and one changing the zoning to Residential Office. Mr. Bortnichak suggested that Residential Professional district would be most appropriate and that the Township Planner had offered the same opinion. Mr. Raech agreed to proceed with the request to rezone the property to Residential Professional.

Mrs. Belkowski asked about the ability for westbound traffic on Germantown Pike to turn left into the driveway and if a traffic study would be required. Mr. Bortnichak noted that a traffic study would not be triggered by a change of zoning, but that if the property were the subject of a land

development application, the Township's consultants may require a traffic study based on anticipated increase in vehicle trips to and from the property.

Mr. Tornetta made a motion to recommend the Board of Supervisors change of zoning of the property from AR – Residential to RP – Residential Professional. The motion was seconded by Ms. Heckman and the motion passed 9-0.

3. Sidewalk and Trail Feasibility Study:

Members of the Planning Commission discussed funding possibilities for the \$62,000 sidewalk and trail feasibility study that was prepared T&M Associates. Mr. Moller pointed out that the feasibility study is a necessary first step in ultimately obtaining grant funding to fund construction as it is impossible to apply for construction grants without first knowing the anticipated construction costs. Mr. Kolb suggested that the subcommittee meet with two members of the Board of Supervisors to gauge their level of commitment on the proposal. Mr. Schottmiller suggested that the subcommittee compose a letter to the Chairman and Vice Chairman of the Board of Supervisors requesting such a meeting.

4. Other Business:

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

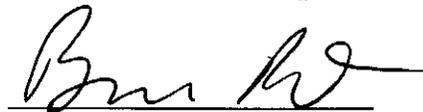
5. Adjournment:

Ms. Heckman made a motion to adjourn. The motion was second by Mr. McDevitt and passed 9-0.

Respectfully submitted,



Chairman Robert Schottmiller
East Norriton Township Planning Commission



Bryan Bortnichak
Zoning Officer