

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 25<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, May 25<sup>th</sup>, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Keith Tornetta, John Kolb, Kandy Heckman, Kevin McDevitt, George Kennedy, and Judith Sliker Belkowski. Zoning Officer Tiffany M. Loomis was also in attendance.*

**1. Approve Minutes of the May 18<sup>th</sup>, 2016 Planning Commission Meeting:**

Vice Chairman McDevitt called for a motion to approve the meeting minutes of the Planning Commission's May 18<sup>th</sup>, 2016 meeting. Mr. Kennedy made a motion to approve the minutes. The motion was second by Mr. Kolb and the motion and the motion passed 6-0.

**2. ZHB 2016-7: Located at 12 Birchwood Circle; Sarah W. Campbell:**

*Present: Mr. Bradford R. Grauel, P.L.S.; OTM, LLC: Applicant's Representative*

Mr. Grauel explained that his client, Ms. Sarah W. Campbell, intends to construct a 735 square feet garage located at 12 Birchwood Circle and will need to obtain dimensional variance relief from the Zoning Hearing Board. The applicant needs relief from the side and rear yard setbacks and has spoken with their adjacent neighbors. The neighbors are not opposed to the proposed plan.

The formal relief being requested is as follows:

- A variance under Section 205-25(C)(1)(2) to permit a 735 square feet garage to project 4.74' feet into the front yard setback and 4.46' feet into the side yard setback

There was a brief discussion between the Planning Commission and Applicant's Representative/Applicant.

**RECOMMENDATION:**

Ms. Heckman made a motion to recommend approval to the Zoning Hearing Board regarding Section 205-25(C)(1). Ms. Sliker Belkowski second the motion and the motion passed 6-0.

Ms. Heckman made a motion to recommend approval to the Zoning Hearing Board regarding Section 205-25(C)(2). Ms. Sliker Belkowski second the motion and the motion passed 6-0.

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

The Planning Commission inquired as to the status of the grant application submitted to Montgomery County. Ms. Loomis shall verify the status with the Township Manager and report back to the Commission by the next scheduled meeting.

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

Ms. Loomis gave the land development and construction update. The Planning Commission inquired if the subdivision was recorded for Laurel House. Ms. Loomis will research accordingly and report back to the Commission by the next scheduled meeting.

**5. Other Business:**

Neighbors to 2208 Old Arch Road (A.K.A Clemens Meat Market) attended the meeting inquiring as to the process of the Zoning Map and Text Amendment proposed. Additionally, they were informed that 2208 Old Arch Road would be discussed on the agenda this evening.

Ms. Loomis informed the concerned residents that the agenda items were requested to be removed by the Applicant/ Developer to revise the application submission. Additionally, the Township will be creating a notification system via email, phone, and/or first class mail to contact all concerned residents regarding the 2208 Old Arch Road Zoning Map and Text Amendment application that have previously provided their contact information.

The Planning Commission requested Mr. Kennedy to respond to Mr. Cooper regarding his letter concerning the Gill Quarry matter on behalf of the Commission. Mr. Kennedy will work with the Township staff to send the response letter this week.

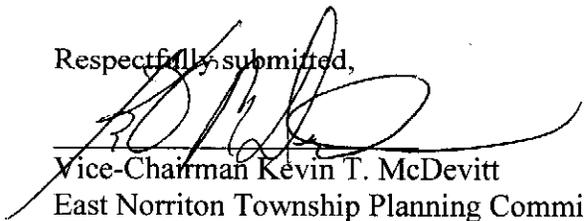
The Planning Commission requested that the Board of Supervisors approve the process to move forward with revising the Comprehensive Plan due to the 10 year revision mark is approaching. Ms. Loomis shall work with the Township Manager to formalize the Planning Commission's request and report back to the Commission by the next scheduled meeting.

The next Planning Commission meeting is scheduled for Wednesday, June 15<sup>th</sup>, 2016 at 7pm located at East Norriton Township Building, 2501 Stanbridge Street, East Norriton, PA 19401-1616.

**6. Adjournment:**

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

Respectfully submitted,

  
Vice-Chairman Kevin T. McDevitt  
East Norriton Township Planning Commission

  
Tiffahy M. Loomis  
Zoning Officer