

**EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 15th, 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, June 15th, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, Keith Tornetta, John Kolb, Kandy Heckman, Kevin McDevitt, and George Kennedy. Zoning Officer Tiffany M. Loomis was also in attendance.

Chairman Schottmiller called for a moment of silence for the victims in Orlando.

1. Approve Amended Minutes of the May 25th, 2016 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's May 25th, 2016 meeting. Ms. Heckman made a motion to approve the minutes. The motion was second by Mr. Kennedy and the motion and the motion passed 6-0.

Approve Minutes of the May 18th, 2016 Planning Commission Meeting:

Chairman Schottmiller called for a motion to approve the amended meeting minutes of the Planning Commission's May 18th, 2016 meeting. Mr. Kennedy made a motion to approve the minutes. The motion was second by Chairman Schottmiller and the motion and the motion passed 6-0.

2. 2208 Old Arch Road (AKA Clemens Butcher Shop) – Zoning Ordinance Map Amendment:

Application withdrawn by applicant.

3. 2208 Old Arch Road (AKA Clemens Butcher Shop) – Zoning Ordinance Text Amendment:

Application withdrawn by applicant.

4. Review Sidewalk and Trail Feasibility Study:

The Planning Commission inquired as to the status of the grant application submitted to Montgomery County. Ms. Loomis verified and confirmed that the first application was submitted to Montgomery County, however a second grant application is available that has a matching component. The application requires 5,000 linear feet be designated in the Township for sidewalks and referenced in the submission with approximately a \$500,000 project cost. The Township requested of the Planning Commission and its Sidewalk Sub-Committee to designate where the sidewalk needs to be located due to the second grant application being June 30th, 2016.

Chairman Schottmiller referred to Mr. Tornetta and Mr. Kolb, due to their membership on the Sub-Committee, and inquired as to where the sidewalks should be located.

Mr. Kolb inquired if the 5,000 linear feet has to be consecutive linear feet or accumulative linear feet.

Ms. Loomis clarified that the 5,000 linear feet has to be designated with factual supporting information as to why the proposed areas require sidewalks and that the sidewalk may either be consecutive linear feet or accumulative linear feet.

Mr. Kennedy addressed that there are many areas on Germantown Pike that do not join up and this would be an example of designating different areas that need sidewalks to create connections.

Ms. Loomis encouraged the Planning Commission to direct their attention to where the sidewalk placement would make the greatest impact on safety, health, and welfare issues (i.e. avoidance of pedestrian deaths).

Mr. Tornetta agreed with this approach and suggested that the sub-committee meet as soon as possible to designate the areas that need to be addressed. Chairman Schottmiller and the Planning Commission were in agreement given the June 30th, 2016.

Mr. Tornetta requested that the Township help coordinate this meeting given the deadline. Ms. Loomis agreed and will include the Township Manager and Assistant Manager in the meeting.

Mr. Kennedy inquired about the Liberty Trail and the County's involvement regarding connecting this trail. Ms. Loomis clarified that the County has been utilizing the Subdivision and Land Development process through developer's to construct the trail and its connections (i.e. Whitpain & Worcester Townships). Mr. Kennedy further explained that there is a section behind Sears that is part of the original Liberty Trail that would need to be developed to connect the trail from East Norriton Township to Quakertown. Ms. Heckman clarified the residents are sensitive to this kind of development and the concern is Norris City Avenue and crossing Swede Road.

The Planning Commission discussed traffic impact. Ms. Loomis agreed to follow up with the County and Mr. Larry Brown as to the status of the Liberty Bell Trail.

5. 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 to the status of Laurel House's subdivision and land development approvals. Ms. Loomis clarified that no approval has been obtained from the Board of Supervisors.

Mr. Tornetta and the Planning Commission inquired as to why there are budgetary constraints regarding the Norristown Farm Park Trail given that Einstein Medical Center funded the costs for the entire trail. Ms. Loomis will further clarify what budget constraints specifically entails as to why they exist.

The Planning Commission discussed the 2 construction phases of the trail and their location.

Ms. Heckman inquired of Vice Chairwoman Diana Cassel of the Zoning Hearing Board if there was any further information she has to offer given that she attends the meetings. Vice

Chairwoman Cassel is on the Board of the Farm Park. Mr. Tornetta inquired if she had any idea as to why there are budgetary constraints and the specifics of the project.

Ms. Loomis will provide a chronology on the Farm Park Trail project. Chairwoman Cassel will provide further information to the Township to be able to follow up on the matter.

The Planning Commission discussed the reduction in units for the Gill Quarry proposal from 254 units to 155 units. They are pleased with the reduction in the concept plan proposed. They additionally discussed if they will be reviewing the project again on their agenda and do not feel the need to address the matter again.

Vice Chairwoman Cassel inquired that with the reduction of homes if the open space has increased. Ms. Loomis confirmed that the open space has increased and that they are preserving 25 acres of undisturbed woodlands plus the additional woodlands that are being preserved off of Schulz Roads.

Vice Chairwoman Cassel inquired if they would be installing sidewalks. Ms. Loomis explained that this is addressed during the Subdivision and Land Development process. Ryan Homes is currently conducting their feasibility study and assessing costs, typically of which sidewalks will be evaluated from a cost standpoint at that point in time.

Vice Chairwoman Cassel inquired as to who oversees the Subdivision and Land Development process. Ms. Loomis explained that Township Staff processes the application and from there the Planning Commission, Board of Supervisors, Township Staff, and the Township's Consultants evaluate the project.

Vice Chairwoman Cassel inquired of the Planning Commission if they will push for sidewalks to be installed. The Planning Commission agreed that they will be recommending sidewalks be installed.

Vice Chairwoman Cassel inquired about the space between the sidewalk and curb regarding trees being installed. Mr. Kolb clarified that street trees are required to be planted on the inside of the ultimate right of way. Chairwoman Cassel would like to explore having the trees planted between the sidewalk and curb to provide shade for walkers. She further explained that the Montgomery County is promoting walking. Chairman Schottmiller confirmed that landscaping is discussed during the subdivision and land development process.

Mr. Tornetta inquired as to the status of the gas station at the corner of Swede Road and Germantown Pike. Ms. Loomis will look into and follow up on this matter.

6. Meeting Minute Procedure and Protocol Discussion:

Chairman Schottmiller discussed the meeting minute procedure and protocol due to inquiries on the different style of minute taking. He inquired about whether the planning commission would like more or less detail.

Ms. Loomis further explained that the minutes will summarize the details of the meeting. Additionally, the meetings will be recorded and the recording will be deleted upon the official minutes being approved. She also noted that minutes can always be amended.

Vice Chairwoman Cassel inquired if the recordings are deleted once the minutes are approved. Ms. Loomis confirmed that this is the current practice due to avoiding their being two records. ‘

The Planning Commission discussed the procedures and protocol of their meetings. Discussion and questions ensued. The Planning Commission stressed creating ground rules and conducting the meeting by Roberts Rule of Order.

7. Lot Coverage Definition Discussion:

Ms. Loomis addressed the different definitions regarding impervious and pervious lot coverage regarding decks. Chairman Schottmiller clarified that the Planning Commission considers decks previous as long as water can permeate the deck and there is spacing between the deck boards.

Mr. Tornetta inquired about driveway expansions with clean stone. Ms. Loomis explained what permits are required for grading, driveways, and patios.

Vice Chairwoman Cassel expressed that landscaping stone is considered pervious coverage.

8. Other Business:

The Planning Commission and Mr. Kolb inquired as to the status of the comprehensive plan and Board of Supervisors response to revising the plan. Ms. Loomis clarified that a request has been made to management to discuss with the Board of Supervisors regarding assembling the Comprehensive Planning Committee. Mr. Kolb suggested that also be a good time to revise the Zoning Ordinances. The Planning Commission and Ms. Loomis were in agreement.

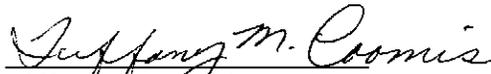
9. Adjournment:

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

Respectfully submitted,



Chairman Robert Schottmiller
East Norriton Township Planning Commission



Tiffany M. Loomis
Zoning Officer