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EAST NORRITON TOWNSHIP
PLANNING COMMISSION MEETING
WEDNESDAY, JULY 19th, 2017

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, July 19th, 2017. The meeting was called to order at 7:00pm. Attending were Planning Commission members John Kolb, Kandy Heckman, Keith Tornetta, Jeff Moller, George Kennedy, and Judith Belkowski. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance.

1. Approve Minutes of the June 21st, 2017 Planning Commission Meeting:

Acting Chairman Kolb called for a motion to approve the meeting minutes of the Planning Commission's June 21st, 2017 meeting. Mr. Tornetta made a motion to approve the minutes. The motion was second by Ms. Heckman and the motion passed 6-0.

2. ZHB APPL #2017-8: Located at 2947 Felton Road; RxSport Corp:

Present: *Neil A. Stein, Esq.: Applicant's Attorney*
David Chandlar of RxSport Corp., d/b/a Chandlar Bats: Applicant

Mr. Stein introduced the zoning hearing board application and applicant. Chandlar Bats make some of the finest bats in the world and sells them throughout the world. He is accredited with that Home Run Derby winner using Chandlar Bats.

Currently Chandlar Bats is located in Norristown, Pennsylvania. The proposed location of Chandlar Bats is 2947 Felton Road located in the Industrial Zoning District. The property is approximately 17,000 square feet with 34 parking spaces. The use proposed is to allow the property for manufacturing, distribution, and retail sales with an accessary use of an indoor batting cage for baseball bats. There are currently 12 employees and the applicant will be in a position to create new employment opportunities in the near future.

Presently in the Industrial Zoning District wood manufacturing is not a permissible use. Additionally, signage relief is being requested in the amount of 13.25 additional square feet for signage that is attached to the building.

Mr. Moller inquired as the differential in the zoning ordinance between wood and metal manufacturing?

Mr. Chandlar clarified the wood manufacturing process. Metal manufacturing uses various solvents and has a different disposal process versus wood manufacturing. The finishing process for wood manufacturing creates wood dust, which due to technology today, sound levels and quality of air issues are properly addressed. East Norriton Township's Zoning Code addresses the milling of wood.

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Ms. Loomis clarified multiple uses are proposed for the property and the use variance is for the multiple uses proposed for the property.

Mr. Chandlar further gave an extensive business history of Chandlar Bats and explained his processes.

Mr. Moller is in favor of Chandlar Bats relocating to East Norriton Township.

Mr. Tornetta inquired about the signage relief being requested? Mr. Stein clarified that 13.25 additional square feet is being requested for the signage attached to the building.

Mr. Tornetta inquired if there is going to be retail sales at this location? Mr. Chandlar confirmed retail sales will be offered at the property.

Mr. Chandlar explained how Montgomery County used to be a manufacturing area. Many manufactures move elsewhere. He is looking forward to locating to the area and grow his company.

RECOMMENDATION:
Acting Chairman Kolb called for a motion. Mr. Tornetta made a motion to recommend approval for a use variance to allow the property to be used for the manufacture, distribution and sale of retail (with an accessory indoor batting cage) of baseball bats and for a wall mounted sign to exceed the permissible square footage by 13.25 square feet to the Zoning Hearing Board regarding Section(s) 205-72 and 205-114(A). Mr. Moller second the motion and the motion passed 6-0.

3. Rahway Avenue Sewer Project location at Shamokin, Bristol, and Hazelton Lots – Township Engineer's Review Completed:

Tabled discussing Component 4A of Sewer Facilities Planning Module (Requirement of Act 537).

4. Sidewalk/ Trail Feasibility Study:
Ms. Loomis gave the sidewalk/ trail feasibility study. Mr. Hart, the Township Manager, will be updating the Board of Supervisors as to the status of the most recent cost estimate provided by T&M Associates regarding the sidewalk grant for North Wales Road.

Mr. Kolb had the ability to speak with Mr. Hart prior to today's meeting and one line item that is going to be removed from T&M Associates cost estimate is the construction management section. Construction management can be done in-house which will then provide a bottom line figure that will enable the project to be completed. The project will be completed by the Fall 2017.

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.

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Mr. Tornetta inquired what would the Planning Commission like to see be built at 2935 Whitehall Road?

Mr. Kolb clarified that there is pre-approval for an 8 lot subdivision but does not incorporate for a NPDES permit.

Mr. Kolb feels that this should stay single family due to the surrounding properties being single family. The Planning Commission was in agreement.

6. Other Business:

None

7. Adjournment:

Acting Chairman Kolb made a motion to adjourn. The motion was second by Mr. Moller and passed 6-0.

Respectfully submitted,

DocuSigned by:

John Kolb

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Acting Chairman Kolb
East Norriton Township Planning Commission

DocuSigned by:

T. M. Loomis

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Tiffany M. Loomis
Director of Planning & Code Enforcement/ Zoning Officer