

**EAST NORRITON TOWNSHIP  
PLANNING COMMISSION MEETING  
WEDNESDAY, AUGUST 16<sup>th</sup>, 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, August 16<sup>th</sup>, 2017. The meeting was called to order at 7:00pm. Attending were Planning Commission members Robert Schottmiller, John Kolb, Kandy Heckman, Keith Tornetta, Jeff Moller, George Kennedy, Joseph Gavanus, and Judith Belkowski. Director of Planning & Code Enforcement/ Zoning Officer Tiffany M. Loomis was also in attendance.*

**1. Approve Minutes of the July 19<sup>th</sup>, 2017 Planning Commission Meeting:**

Chairman Schottmiller called for a motion to approve the meeting minutes of the Planning Commission's July 19<sup>th</sup>, 2017 meeting. Mr. Kolb made a motion to approve the minutes. The motion was second by Mr. Tornetta and the motion passed 8-0.

**2. ZHB APPL #2017-9: Located at 3257 E. Hayes Road; Ramon Trejo:**

Cynthia Trejo and Ramon Trejo presented the zoning hearing board application for a property located in the AR Residential Zoning District at 3257 E. Hayes Road (Parcel Number: 33-00-04171-00-8) for the following relief:

A variance under Section 205-30(C)(2)(3) to permit a pavilion to be constructed to project 10' feet into the side yard setback and 35' feet into the rear yard setback. The side yard setback requirement is 20' feet and the rear yard setback requirement is 45' feet.

Mr. Schottmiller requested the applicant obtain a letter from the neighbors showing that there is not opposition and they agreed.

**RECOMMENDATION:**

Mr. Schottmiller made a motion to recommend approval to the Zoning Hearing Board to permit a pavilion in the side and rear yard setbacks contingent upon the application obtaining a letter of support for the adjacent property owners. Ms. Heckman second the motion and the motion passed 8-0.

**3. ZHB APPL #2017-10: Located at 537 Whitehall Road; MacCord Family Builders Inc.:**

*Present:           Applicant's Attorney – Kim Freimuth, Esq.  
                          Applicant: Mr. MacCord*

Mrs. Freimuth, Esq. presented the zoning hearing board application/ appeal to the Planning Commission filed by MacCord Family Builders for a property located in the AR Residential Zoning District at 537 Whitehall Road (Parcel Number: 33-00-10558-00-2) for the following relief:

Permission under Section 205-129 and 205-131 to resume/ change the existing nonconforming uses on the property, or alternatively

A variance under Section 205-24 to permit the property to be used for a two-family residential dwelling and a business/ commercial office with accessory storage.

Barron's Electric Company is showing as the entity that has been on file since the 1960's regarding the business that was associated with the property. A one (1) car garage is attached to the house that would be used as a design center. MacCord Family Builders, Inc. would be operating out of this property.

Mr. Moller addressed and inquired about the use and the kind of activity that will take place after the place has been fixed up?

Mr. MacCord explained that the employees go straight to the job site. He and his daughter and three (3) other employees, a total of five (5) employees will be located at the property. There will be two (2) large trucks parked in the garages. All other employees will be located at the job sites. Materials will be located in the garages and not outside. A foreman will be coming and going two (2) to three (3) days a week. There will not be manufacturing and/ or laboring at the property. There will be a design center where two (2) to (3) clients a month that will be coming to the design center.

Mr. Moller inquired if additional lighting would be needed and security systems? Mr. MacCord explained that lighting would be on timers and non-offensive.

Mr. Moller inquired if the applicant spoke with the adjacent property owners. Mr. MacCord has discussed with both neighbors their intentions and will provide buffering if needed.

Mrs. Belkowski inquired if he would be renting the house and apartment and who will be renting? She commented that additional vehicles could be an issue depending on the number of residential rentals. Mrs. Belkowski also addressed that dump trucks are pulling out to a fast road and is concerned about people coming fast up the hill.

Mr. MacCord further explained that the dumpsters are not moved in and out every day. Mrs. Belkowski is concerned with dump trucks in such a residential area in addition to all the rental parking that may be required.

Mr. Tornetta inquired if this area should be rezoned all together? Ms. Loomis explained that this matter will be addressed during the comprehensive plan update process that is currently taking place.

Mr. Kolb inquired if there will be a sign? Mr. MacCord confirmed that will not be a sign.

Mr. Kolb inquired if the Whitehall Road is a Township Road? Ms. Loomis confirmed that it is.

Mr. Gavanus inquired about the buffering proposed? Mr. MacCord will be providing large shrubs and trees. Mr. Gavanus suggested that the applicant get in writing that the adjacent property owners are in support of the proposed use.

Mr. Kennedy inquired if there was consensus among the Planning Commission. Mr. Schottmiller would like to see the end of the driveway widened from north and south bound.

Mr. MacCord confirmed that there is approx. 4,000 square feet of parking area and agreed to provide a site plan.

Mr. Tornetta is concerned that the business owner is not living there and suggests limiting the commercial use strictly to the property owner.

**COMMENTS FOR AUDIENCE:**

Ms. Cassel requested that pictures of the trucks be brought to the Zoning Hearing Board hearing.

Mr. Christovich inquired of the current location of the business? Mr. MacCord confirmed that the business is in Ambler on Morris Road.

Mr. Christovich inquired if this is a consolidation of many places of the businesses. Mr. MacCord confirm that this is the case. There are five (5) trucks currently licensed under the business.

Mr. Christovich addressed that a precedent is being set and inquired to the Planning Commission if this will open the door for all other properties in East Norriton Township.

Mrs. Freimuth responded that Mr. Tornetta addressed this issue earlier regarding the rezoning of this area all together.

Mr. Christovich commented on the Comprehensive Plan Committee and is not in favor of the piece meal nature of this.

Mr. Schottmiller read and reviewed the addendum attached to the Zoning Hearing Board application filed.

**RECOMMENDATION:**

Mr. Kolb made a motion to recommend approval to the Zoning Hearing Board to their discretion, contingent upon the applicant file for a new driveway permit regarding driveway width and site distance, evidence to support that the required amount of parking for the commercial and residential use has been met, letters of acknowledgement from the adjacent property owners for the use and buffers offered by the applicant, that the commercial use is to be solely operated by the property owner, and all outside storage either be contained and/or screened. Mr. Gavanus second the motion and the motion passed 8-0.

**4. Zoning Ordinance Amendment – Amendment to the EC II Commercial Zoning District, Parking and Loading Requirements, and Definitions relating to Fast Casual Restaurants**

Ms. Loomis presented the Zoning Ordinance Amendment that is scheduled for a hearing before the Board of Supervisors on Tuesday, August 22, 2017 at 7pm.

The proposed ordinance amends the East Norriton Zoning Ordinance to allow drive-through service at fast-casual restaurants where such service was previously prohibited; will eliminate the current area limitations on retail uses in the Executive Campus II Zoning District; and will eliminate the distance requirement between off-street parking facilities and buildings in the CR – Residential Zoning District and for non-residential uses.

Mr. Kolb addressed concerns of removing the commercial parking setback requirement from buildings. Currently the requirement is 20’ feet.

Ms. Loomis explained that applicants will have to comply with the Uniform Construction Code regarding all ADA and access requirements which will require the parking to be setback from commercial buildings.

Mr. Moeller is not concerned with having more drive-throughs located within East Norriton Township.

Mr. Tornetta addressed that allowing drive-throughs for fast casual restaurants is an industry standard. Examples of fast casual restaurants are Starbucks and Panera.

Ms. Loomis and Mr. Tornetta both addressed the importance of attracting commercial tenants to East Norriton Township and retaining current tenants business.

Mr. Christovich commented on the affluence rating of the Norristown School District, parking, and is overall support for the amendment proposed.

**RECOMMENDATION:**

Chairman Schottmiller called for a motion. Mr. Kolb made a motion to recommend approval for the zoning ordinance amendment proposed contingent upon requiring a 10 feet parking setback requirement from commercial buildings. Ms. Heckman second the motion and the motion passed 8-0.

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

Tabled.

**6. 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.

**6. Other Business:**

None

**7. Adjournment:**

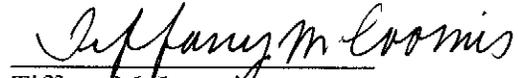
Chairman Schottmiller made a motion to adjourn. The motion was second by Mr. Moller and passed 8-0.

Respectfully submitted,



Chairman Schottmiller

East Norriton Township Planning Commission



Tiffany M. Loomis

Director of Planning & Code Enforcement/ Zoning Officer