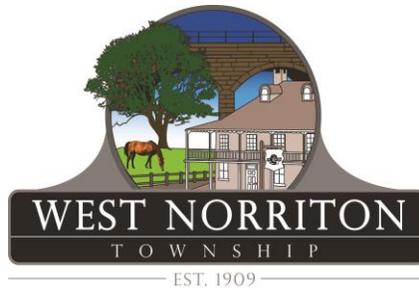


1. Land Development For 2561 West Main Street (Burger King) And Ordinance No. 2016-700 Amending The West Norriton Township Zoning Ordinance, Chapter 27, Part 22 Entitled "Zoning Regulations In Floodplains" Requiring All Persons, Partnerships, Businesses, And Corporations To Obtain A Permit For Any Construction Or Development; Providing For The Issuance Of Such Permits; Setting Forth Certain Minimum Requirements For New Construction And Development Within Areas Of The Township Which Are Subject To Flooding; And Establishing Penalties For Any Persons Who Fail, Or Refuse To Comply With, The Requirements Or Provisions Of This Ordinance.

Documents:

[WNPC MINUTES 1-18-2016.PDF](#)



WEST NORRITON PLANNING COMMISSION

MEETING MINUTES – JANUARY 18, 2016

Present:

Jordan Green (secretary)
Jean Gambone
Kevin McArdle
Kim Flanders
Gordon McMeekin
Brandon Rudd (Montgomery County Planning Commission)

The meeting was called to order at 7:30p.m.

2561 W. Main Street – proposed Burger King improvements

Matthew M. Chartrand, P.E. of Bohler Engineering gave a presentation regarding the proposed plan for improvements to the Burger King at 2561 W. Main Street. Some of the improvements that will be a part of the application include: an indoor play area, closing the “slip way” on to W. Main Street, improving the circulation of traffic through the parking lot by making movement one way, improving movement through the drive through, and improving the landscaping along the property’s frontage and rear. Mr. Chartrand advised the finished building will look similar to the Burger King that was recently improved on Rt. 202 in King of Prussia.

Mr. Rudd highlighted the comments in Montgomery County Planning Commission’s November 24, 2015 review letter. MCPC recommends approval of the plan as it is consistent with the Township’s comprehensive plan and the County comprehensive plan. Mr. Rudd noted that 8 foot sidewalks would be ideal, but due to constraints on the property he feels they are appropriate in order to keep the proposed frontage landscaping.

Planning Commission Comments

Mr. McArdle asked if the guard rail along Trooper Rd. would be eliminated. Mr. Chartrand indicated that it will be.

Ms. Flanders asked if any gateway lighting will be incorporated. The applicant indicated they would like to incorporate it during land development and that they have been given the specifications for the decorative lighting along W. Main. (see e.g. the lighting near Wawa.)

Mr. McMeekin asked if there is sufficient clearance for emergency vehicles to move on the site. Mr. Chartrand indicated there should not be any issues.

Public Comments

Mary Ellen Moran of Port Indian Rd. asked if there would be any impact on the Rittenhouse Historic sign; Mr. Chartrand advised the sign is not on the applicant's property.

Kim Geisler of Arden Dr. asked if there will be any shade trees. Mr. Chartrand advised there will be along the frontage, along the Trooper Rd. side of the property, and at the rear of the property.

Mr. Green put forth a Motion to recommend approval of the plan to the West Norriton Board of Commissioners. The Motion was seconded by Ms. Gambone. The Motion passed unanimously.

Flood Plain Ordinance

Mr. Rudd provided an overview of the ordinance and that same is required by FEMA. The township has until March 2, 2016 to update its flood plain ordinance. Mr. Rudd drafted the ordinance in accordance with what is proscribed by FEMA. He noted the following changes:

Flood fringe is now called zone "ae"

The new ordinance is more restrictive than the previous one; no new construction or fill is allowed in the flood plain but there is a variance procedure (FEMA mandated).

Planning Commission Comment

Mr. Green asked if the ordinance incorporates everything FEMA specified. Mr. Rudd indicated that it does.

Mr. McArdle asked for clarification on zone "ae" vs. zone "a". Mr. Rudd provided the requested clarification. He also asked Mr. Rudd for clarification on sec. 2224, which was provided by Mr. Rudd.

Public Comment

Mary Ellen Moran of Port Indian Rd. asked about the ordinance's impact on Barbados Island. Mr. Rudd advised the island is in the floodway, so there will be an impact. Any proposed development would likely have to utilize the variance procedure.

Kim Geisler asked if a pumping station would be allowed in the flood plain. Mr. Rudd indicated that it would be but no disposal facility would be allowed.

Mr. Green put forth a Motion to recommend adoption of the Flood Plain ordinance to the West Norriton Board of Commissioners pending review by the Montgomery County Planning Commission on behalf of FEMA. The motion was seconded by Mr. McMeekin. The Motion passed unanimously.

W. Main Street Revitalization Update

Mr. Rudd gave a brief presentation on a proposed survey asking residents and those who utilize W. Main Street for feedback regarding what changes they would like to see. He also proposed a public meeting to get feedback from residents about potential changes.

Mr. McArdle suggested a booth at West Norriton day.

Mr. Green put forth a Motion to recommend the West Norriton Board of Commissioners publish the West Main Street Vision Survey on the Township website. Ms. Gambone seconded the Motion. The Motion passed unanimously.

The meeting was adjourned at 8:48 p.m.