

WEST NORRITON PLANNING COMMISSION

Meeting Minutes – September 17, 2018

The meeting was called to order at 7: PM

The meeting was attended by the following Planning Commission members: Kim Flanders, Jean Gambone, Gordon McMeekin, Mike Purkis, Bruce Shoupe, and Alan Treisbach.

The meeting was also attended by Maggie Dobbs, representative of the Montgomery County Planning Commission (MCPC).

Did not attend:

Doug Smock

AGENDA

- Meeting called to order
- Recap of what we've discussed regarding the "Vision Plan".
- Next step is the business/property owners reach out. Invite letter is in the township's hands.
 - Awaiting confirmation of the meeting date.
 - Moving forward with the draft of the plan by Maggie and her team.

MINUTES

1. Meeting was called to order at 7:04 PM.
2. Approval of meeting minutes deferred.
3. Meeting Discussion:
 - a. Egypt Road Intersection Section:
 - b. Coordinate outreach to business and property owners Draft report:
 - i. Continued development of design scenarios (as defined by Planning Commission)
 - c. Results of discussion and commissioner's votes/agreement on Setback standards:
 - i. South side of Main Street (west to east):
 1. From Trooper Road until 2512 W. Main Street before property line of West Norriton Diner and Restaurant): 50'.
 2. West Norriton Diner and Restaurant to Schuylkill Avenue: 25'.
 3. South Schuylkill Avenue. to Montgomery Avenue: Leave residential as is.
 4. South Montgomery Avenue until Forrest Avenue: Commercial are. 25'
 - ii. North side of Main Street (west to east):

1. Trooper Road through Jim Wynn Volkswagen: 35'
2. After Jim Wynn Volkswagen until Dunkin Donuts: TBD.

(The setback for this section will be consistent with the current Tony G's setback.)

3. Dunkin Donuts lot to Schuylkill Avenue: 25'.
4. Schuylkill Ave. to North Montgomery Avenue: Leave residential as is.
5. North Montgomery Avenue until Forrest Ave: Commercial. 25'.

iii. Setbacks are measured from the curb line.

4. Overlay Zone Pedestrian Standards require amendment to resolve discrepancy. Currently read "...Sidewalks shall be...separated from the curb by a minimum of five feet of grass and landscaped area..." Amend to add "brick/hardscaping" as approved option. within the area discussed, not Twp wide.
5. Maggie is working on Access Management proposal/recommendations.
 - a. Access Management recommendation could be part of "Interim Recommendations" as well as the final plan.
6. Decorative treatments have been settled during previous Planning Commissioner discussions, but Maggie presented a summary.
7. Current sign ordinance is not content neutral and is, therefore, not compliant with current law which changed recently due to court ruling. Ordinance should be revised to ensure it is content neutral.
8. Planning Commission needs to define incentives to foster Mixed Use development. There no incentives to foster mixed-use development.
9. Maggie recommend eliminating all Split Zone parcels. Split Zone is when a single parcel spans more than one zone.
 - a. Commissioners disagreed with this suggestion. Example is the former school property on the northeast corner of West Main and Burnside Avenue. Currently, the front of the property is zoned commercial while the back half is not. The Planning Commission recommends ~~Commissioners want to retain~~ the existing zoning as they do not want entire property to be zoned commercial due to concerns about increasing traffic volume at the intersection which already has significant traffic.
10. Decorative Treatments: Lighting, shade trees or any other component that requires maintenance should be designated as such in restrictive covenant that is recorded.
11. Discuss setback profile options and vote.

- a. Above section on setbacks reflects the results of the discussion and commissioner's votes.

New business:

- o None

Public Comment(s):

- No public in attendance.

12. Adjourn Meeting: 8:47 PM EST

Immediate Actions:

1. Review Township Zoning Code to determine if setbacks are from the Ultimate Right-of-Way to ensure the proposed plan does not conflict and try to determine the Right-of-Way PennDOT may have along West Main Street a state designated highway right away codes and our proposed setbacks to determine if they are any issues or concerns. Assigned To: Maggie Due Date: 10/16/18

Next Meeting:

Date: Monday, October 15, 2018

Time: 7:00 PM EST