

**PLANNING COMMISSION MEETING MINUTES**

**MAY 14, 2019**

**CALL TO ORDER:**

The Norristown Planning Commission Meeting was called to order by Matt Edmond, Chairperson, in the Municipal Chambers on the above date at 7:00 p.m.

**ROLL CALL:**

Matt Edmond	Present
Akbar Hossain	Excused Absence
Monica Reynolds	Present
Rochelle Harris-Boggs	Excused Absence
Willie Anderson	Present
Rashaad Bates	Present

**APPROVAL OF MINUTES:**

**Ms. Reynolds made a motion, seconded by Mr. Bates, to accept the Minutes of the March 12, 2019 Planning Commission meeting. Motion passed 3-0.** Mr. Anderson abstained because he was not present at the March 12<sup>th</sup> meeting.

**REPORTS:**

Ms. Musonye noted there was nothing to report.

Mr. Dmytryk noted there was nothing to report.

**OLD BUSINESS:**

**(18-3) Minor Land Development: 50 West Brown Street**

<b>For Property Located at:</b>	50 West Brown Street, Norristown, PA 19401
<b>Property Owner:</b>	50 West Brown Associates, LLC, 1822 Spring Garden Street, Philadelphia, PA 19130

Mr. Estock, Design Engineer, addressed the changes that have been made to the plans since their last submission. They include additional curbing and grass areas at the center and southeast of the parking lot, additional paving to increase the turnaround area for bus dropoff/pickup, two of the interior parking aisles have been reduced to 30 feet, the passenger and bus dropoff/pickup areas have been reversed within the interior parking lot, additional landscaping within the interior parking lot and the fence around the playground was changed from vinyl to black metal. Also, shrubs were introduced for the perimeter landscaping and there is three times the amount of planting areas. They added a stop control for the drop off areas for buses and cars.

Mr. Dmytryk, Pennoni Engineer, explained that the May 10<sup>th</sup> letter was generated when they received the revised plans from the Developer and that a new letter will be generated following tonight's meeting. He noted that relief from the Waivers regarding the planting islands, the landscape buffer, the privacy fence around the perimeter and the buffer planting area would be deferred to Municipal Council for final determination.

Mr. Dmytryk noted that the Fire Marshall had no comments and he was in agreement with the subdivision & land development comment for the 8 foot wide fire lane.

Mr. Dmytryk noted that general comment #7 in the letter refers to regulations regarding School Zones according to the PA Code. Mr. Edmond stated that the Board is in agreement that some kind of traffic control is needed. He said that Council would have to make the final decision on either the 15 mph flashing or static signs or all-way stop zones on Brown Street between Pine and Powell Streets.

Mr. Dmytryk referred to general comment #10 regarding drainage along the streets at Brown Street and Powell Street. He suggested getting input from Public Works to address any drainage issues. Ms. Musonye commented that she will follow up with Public Work so this can be addressed before the next Council meeting.

With regard to general comment #11, the manhole on Pine Street was videotaped and the Developer noted that the pipe looks to be in good working order and the plan is to have it discharge to Harrison Alley.

As far additional comments 1 through 3, the applicant has indicated that they are holding off revising the base lighting plans until all site plan revisions are completed in order to meet lighting standards.

Mr. Dmytryk addressed the 3 comments regarding Traffic Impact Assessment completed by F. Tavani and Associates, Inc. on May 7, 2019 and reviewed by the traffic engineer.

The applicant commented on the trip generation data noting that the operator of the school plans to verify the trip generation data during the second half of the first semester because the enrollment numbers may be less than the anticipated numbers. He suggested a post-development study.

Mr. Dmytryk made the suggestion of staggering pickup times.

Mr. Edmond questioned the reason for opening in 2022. He was informed that this would include 3 years of background growth.

The second comment refers to trimming foliage to provide adequate sight distance at the school driveway. The applicant noted they will comply with the maintenance of the foliage.

**Public Comment:**

Councilwoman Valerie Scott-Cooper, 1106 Astor Street, Norristown. She asked about what was said at the Public Meeting regarding the possibility of 1000 students. The applicant noted that the Zoning Hearing Board approval only allows 400 students maximum.

Ms. Scott-Cooper also commented that she doesn't think there will be many students using public buses and she prefers a flashing light for the school zone.

Ms. Musonye received an email from Grace Williams, homeowner, regarding 50 West Brown Street. Mr. Edmond read the letter in which Ms. Williams requested that the Planning Commission "does not propose any approval related to this organization's requested use of land development at 50 W. Brown Street until the Norristown Municipal Council revisits their perspective on the legality of opposing the request."

Mr. Edmond wanted it noted that "Our job as the Norristown Planning Commission is to evaluate every land development that comes in based on the parameters of the Norristown Planning Commission and the merits of the land development itself. Whether or not a charter school is a drain on public funds or a benefit or detriment to our community or school district, in our view, is something for the Norristown Area School District to decide as they contemplate whether or not to grant that Charter to this applicant but all that we can do is look at the site plan, look at land development and make decision based on the SALDO (Subdivision and Land Development Ordinance.)"

**Ms. Reynolds made a motion, seconded by Mr. Anderson, to recommend approval of the applicant's Preliminary/Final Plan based upon the Fire Marshall and the Department of Public Works having no comments or negative comments on applicant's plans and to include the approval of the Waivers sought: 282-430.2.1, 282-430.5.a, 282-433.2.c.1 subject to the applicant addressing the comments raised in the Pennoni May 10, 2019 letter and Mr. Tavani adjusting any suppositions made in his report. Brian Keavney at Penn shall agree and advise with the recommendation that Council acquire:**

- 1. Applicant conduct and provide to Council a post-opening updated traffic impact assessment to be conducted halfway through the applicant's first year of operation to confirm the assumptions and projections in the original traffic impact assessment and to address and resolve any concerns or comments arising out of the updated traffic impact assessment.**
- 2. A School-designated area with associated signage and a lighted actuated flashing school zone shall be provided.**

**Motion passed 4-0.**

**NEW BUSINESS:**      None.

**ADJOURNMENT:**

**Ms. Reynolds made a motion, seconded by Mr. Bates, to adjourn the Planning Commission Meeting. Motion passed 4-0.**

Respectfully submitted,

Roseann Santangelo  
Secretary, Norritown Planning Commission