

From: Lynn Kinloch <lynnkinloch@yahoo.com>
To: Kathy MC <mmcgettigan04@comcast.net>
Subject: Fw: EN Planning Comm. mtg Wed Sep 17 - Power House development - important to come!
Date: Monday, September 15, 2008 12:51:06 PM

Kathy - do you think it would be a good idea to alert the residents of Stony Creek to this organization so they can add their names to the e-mail list if they so desire?

--- On **Mon, 9/15/08, East Norriton Residents Org <mail@eastnorritonresidents.org>** wrote:

From: East Norriton Residents Org <mail@eastnorritonresidents.org>
Subject: EN Planning Comm. mtg Wed Sep 17 - Power House development - important to come!
To: "EN Residents Yahoo.com" <eastnorritonresidents@yahoo.com>
Date: Monday, September 15, 2008, 12:00 PM

Hello East Norriton Neighbor –

East Norriton Residents Organization (ENRO) is sending you this email to inform you of the agenda of the upcoming meeting of the Planning Commission on

**Wednesday, September 17, at 7 pm at the township building at 2501
Stanbridge Street**

Agenda item number 7 is to build a 12000 square ft. commercial office building at the corner of Township Line and DeKalb Roads (old powerhouse location). This development affects not only that area of the township, but also the process used by developers to build commercial developments on currently residentially zoned districts. opposing this application will make it difficult for the planning commission to approve it.

! Please see more information below!

The following items are listed for discussion at the Planning Commission meeting on Wednesday, September 17. Complete agenda is attached.

6. Review L/D Case #2006-2, Gambone Development Co. (Altemose Tract).

7. Review ZHB Case #2008-10, Metropol Properties, L.P. (Power House). -

8. Announce meeting dates for Einstein, Fly Elementary School @ 2920 Potshop Road and @ East Norriton Middle School @ 330 Roland Drive. Both Meetings to begin at 7:00 P.M. @ Paul V. , 2008

9. Review of Current Land Development/Construction Projects.

10. Next Planning Commission Meeting to be held on Wednesday, October 15, 2008.

Please come to this public meeting!

Here is more informatin on agenda item #7: ZHB Case #2008-10, Metropol Properties, L.P. (Power House):

On Sept. 8th, an application was filed with East Norriton Township (ENT) to demolish 2 residential homes and build what will be a 12000 square Ft. Commercial office building on approximately 49000 plus or minus sq. ft. They haven't filed for a change of zoning but rather, a use variance and dimensional variance. They're basically asking for relief from AR residential zoning (the most restrictive residential zoning) to allow them to build this commercial office building and a commercial parking lot in AR residential, and for the residents of ENT and the Township administration to give them about 400 feet of public street (16000 sq ft) at a value of approximately \$250,000.00 for free. The application further utilizes a quasi private alley for an access road. Since the development has only the ally to use as exit and entrance on Township Line Road, most of the traffic will enter and exit through the streets of Washington Square.

This approach to zoning has far reaching concerns for every homeowner in ENT.

1. The current zoning in many of our neighborhoods will no longer matter, since use variances will allow commercial office and retail without a zoning change.

2. Developers who submit plans 10 days before a Planning Commission meeting will more than likely be unopposed when they make their hardship cases since ENT doesn't notify neighboring property owners for planning meetings.
3. Once through planning, the developers will make their cases to the zoning hearing board where once again no individual notice is given to residents - classified ad is place in the newspaper where most residents won't see it.
4. The Board of Supervisors does now notify affected neighbors of meetings involving development, but with positive reviews from planning and Zoning Hearing Board, neighbors will have an uphill fight.
5. The time, effort, and money spent by our township boards and commissioners over the last 50 years to bring about zoning that encourages neighborhoods, quality of life, public safety and order, potentially erodes slowly as available land disappears and developers turn to residential neighborhoods.
6. The cost benefit to builders who buy residential homes with the intent of demolishing them and developing commercially, represents significant savings to the developer over purchasing ground already zoned commercial. This only encourages more of the same development in our township.
7. Whereas there is a 5 point test for approval of a use variance, with no residents to object or make a case to the contrary, approval is easy.

On Wednesday, September 17, 2008, at 7:00 PM, the East Norriton Planning Commission will hear the Power House use variance request.

If it is not possible to attend the meeting, please call or e-mail:

- The developer's representative and voice your concerns and or objections. His name is Brendan Walsh 215-836-1774 or
- You may also call Michael Stapler, the developer at Metropol Properties, 215-528-5459.

You can call the township for more information at 610-275-2800 between 9am and 5pm, Monday through Friday.

The township posts agendas for upcoming meetings a few days before the meeting at
(scroll down past the minutes to the agenda section).

ENRO is watching for these agendas to be posted and will send email notifications to our list of email addresses. If you know of anyone that would like to receive these notifications in the future, please have them send their contact information.

Send contact info to:

Include:

Name
Address
Email Address

Phone number

Please visit our website at _____ for more information about what's going on in our township!

Try to attend public township meetings whenever you can - numbers count!

Township Regular Monthly Meetings Schedule - at the Township Bldg - 2501 Stanbridge St .

- Ø **Board of Supervisors Regular Meeting** – 4th Tuesday at 7:00 pm
- Ø **Zoning Hearing Board** – 2nd Tuesday at 7:00 pm (except Nov 18)
- Ø **Planning Commission** – 3rd Wednesday at 7:00 pm
- Ø **Shade Tree Commission** – 3rd Wednesday at 6:15 pm
- Ø **Historical Advisory Commission** – 4th Monday every other month at 6:30 pm

Meeting dates and times are subject to change. Please contact the Township Admin Office for updates 610-275-2800.

And we could sure use your financial contribution to keep ENRO watching out for you!
Send checks to:

East Norriton Residents Organization, 34 E. Germantown Pike, #281, East Norriton, PA 19401

Thanks!
Connie Bennett, President, ENRO

(Attachments successfully scanned for viruses.)

Attachment 1: (application/pdf)