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PLANNING COMMISSION
MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 28, 2024

Ms. Carol Nowakowski, Zoning Clerk
East Norriton Township
2501 Stanbridge Street
East Norriton, PA 19401-1616

Re: MCPC #24-0114-001
Plan Name: Cole Manor Elementary School Kitchen Project
(3,030 square-foot kitchen addition to existing building; impacts approximately 0.6 acres)
Situate: 2350 Springview Road
East Norriton Township

Dear Ms. Nowakowski:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 13, 2024. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Norristown Area School District, proposes to construct a 1-story kitchen addition onto an existing building at Cole Manor Elementary School (tax parcel number 33-00-08107-05-9). The property is 10.25 acres in size and the proposed improvements would impact approximately 0.6 acres. The building addition would cover 3,030 square feet. Additional improvements would include new pavement, relocated ADA parking spaces, and stormwater management facilities. The property is located in the township's IN – Institutional Zoning District. No special exceptions or waivers have been granted.

COMPREHENSIVE PLAN COMPLIANCE

While the proposal is generally consistent with the 2019 East Norriton Comprehensive Plan, the Montgomery County Planning Commission (MCPC) recommends following our comments below in order to improve the proposal's consistency with Goal 7 Natural Environment.

The proposal is also generally consistent with the county's comprehensive plan, *Montco 2020: A Shared Vision*, which promotes the following three main themes: connected communities, sustainable places, and vibrant economy. By following the recommendations below, the proposed project would better respond to the goals detailed in the plan for "sustainable places."

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we have identified the following issues that the applicant and East Norriton Township may wish to consider prior to final plan approval. Our review comments are as follows:

REVIEW COMMENTS

ADA PARKING

A. Wheel Stops. We recommend placing wheel stops in front of the relocated ADA parking spaces to prevent cars from driving into the stormwater basin located directly in front of these spaces.

B. Accessible Walking Path. We recommend moving the accessible walking path from behind the parking spaces to in front of the parking spaces to improve safety for pedestrians moving behind the parked cars.

STORMWATER MANAGEMENT

A. Planting Plan. We recommend that the applicant develop a planting plan for the proposed stormwater basin and submit this to the township for review. The intent of the planting should be to naturalize the basin.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal; however, we believe that our suggested revisions will better achieve East Norriton Township's planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0114-001) on any plans submitted for final recording.

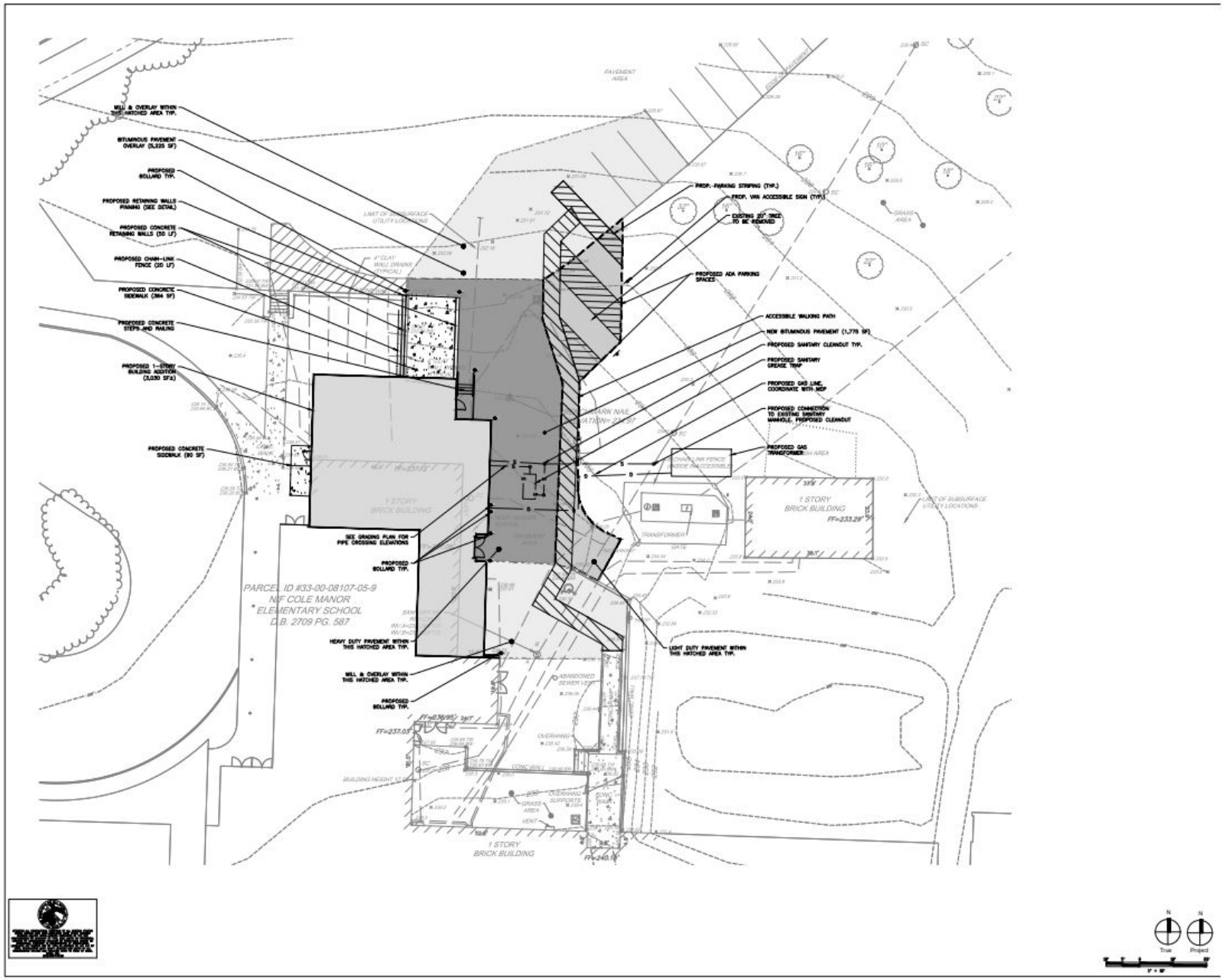
Sincerely,



Ellen Miramontes, PLA, Senior Trails and Open Space Planner
ellen.miramontes@montgomerycountypa.gov – 610-278-3486

c: Jeffrey D. Cardwell, Norristown Area School District, Applicant
Robert R. Hart, East Norriton Township Manager
James C. Sullivan, PE, East Norriton Township Director of Engineering Services
Kandy Heckman, Chair, East Norriton Planning Commission

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site



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(717) 299-8965

Food Service
Corsi Associates
1001 Baltimore Pike, Suite 308
Springfield, PA 19064
866.287.7447

Professional Seal

CHRISTOPHER W. JENSEN, PE

Owner:
Norristown Area School District
401 N. Whitehall Rd
Norristown, PA 19403

Additions and Renovations to:
COLE MANOR ELEMENTARY SCHOOL KITCHEN
2350 Springview Rd,
Norristown, PA 19401
East Norriton Township
Montgomery County

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	10/23/2023
2	CONSTRUCTION DOCUMENTS	01/19/2024
3	REVISED DRAFT PER CMO	04/19/2024
4	DESIGN DEVELOPMENT	04/19/2024

DATE: 02/29/2024
SG PROJECT NUMBER: 23-027

Key Plan:

Drawing Title:
SITE PLAN

Drawing Number:
C005



Cole Manor Elementary School
Kitchen Project
MCPC#240114001

Montgomery County Planning Commission

0 100 200 400 Feet

N

Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap