

East Rockhill Township
PLANNING COMMISSION MINUTES

August 8, 2019

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on August 8, 2019 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson
Nancy Booz, Vice-Chairperson
David Nyman, Secretary
Joe Chellew, Member
Jim Weikel, Member
Blaze Youngers, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Mrs. Fenley.

Approval of March 14, 2019 Minutes: On motion by Mrs. Booz seconded by Mr. Weikel to approve the meeting minutes from the March 14, 2019 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. The Subdivision Plan Review Status dated August 1, 2019 was provided.

New Business:

Pennridge Airport Lot Line Adjustment Ridge Road, Three Mile Run Road and Schoolhouse Road:

Lot line adjustment subdivision proposes various conveyances between nine tax parcels (eight in East Rockhill Township), totaling 150.44 acres in area, all owned by airport related entities (Pennridge Development Enterprises, Inc. and Mazus LLC). All parcels are located between School House and SEPTA Railroad/Tunnel. The adjustments are primarily intended to consolidate property with airport related use/restrictions into a single parcel, tax map parcel 12-9-149 (Lot 1). Two of the parcels involved along Three Mile Run Road contain existing dwellings which will remain on reconfigured lots, tax map parcel 12-9-126 & 127-1 (Lots 5 & 6). Additionally, tax map parcels 12-8-124-1 & 12-9-125 will be reconfigured into a single vacant parcel (Lot 3 & 4) along Three Mile Run Road, and tax map parcel 33-7-5 will be reconfigured with a portion of tax map parcel 12-9-149 to create a single vacant parcel (LOT 2 & 2A) along Ridge Road. No new building lots are being created and no construction is proposed on the plan. Parcels are located within the I1, I2, S, and RR zoning districts. Mr. Andy Woods, P.E., Hanover Engineering was present. It was noted 9 lots would now be 5 lots.

1. The Site Data Area Table on the plan appears to contain an inconsistency between total existing parcel area and total proposed parcel area. Chart should be revised/clarified as necessary. Additionally, consideration should be given to revising Lot designations to clarify labels for the final configured Lots. **Will comply.**

2. Street improvements including cartway widening, drainage facilities, curb, and sidewalk are required to be installed along all property frontages in accordance with Sections 22-505, 506, 512, and 513 of the Subdivision Ordinance, unless a written request for waiver of frontage improvements is submitted by the applicant and approved by the Township. (SLDO Section 22-308) **Will comply. It was noted a waiver request letter was received dated August 8, 2019.**
3. Areas within the ultimate rights-of-way of Three Mile Run Road and Schoolhouse Road along the subject parcels are offered for dedication to the Township by note on the plan and should be accepted as easements in accordance with Section 22-506.2. A of the Subdivision Ordinance. Legal descriptions for the rights-of-way, signed and sealed by the responsible surveyor, should be submitted for review. **Will comply. It was noted Lot 1A is not a drainage easement.**
4. Proposed property and right-of-way monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
5. Recording of deeds of consolidation for all parcels should be coordinated with plan recordation so that nonconforming parcels are not created. Preparation and recordation of deeds should be completed by counsel for the applicant, with proof of recording submitted for Township records in a form satisfactory to the Township Solicitor. Copies of legal descriptions and deeds for the above should be submitted for review to verify consistency with the approved plan prior to recording. **Will comply.**
6. Verification of Lot Line Adjustment Plan approval from Perkasio Borough is required due to the involvement of tax map parcel 33-7-5 along Ridge Road. Plan approval and recordation should be coordinated with Perkasio Borough. **Will comply. It was noted that plans have been submitted and a meeting will be taking place next week.**
7. The following engineering/drafting related comments should be addressed on the plan:
 - a. Zoning Data Table for S zoning district should include dimensional requirements for residential (B1) uses. (ZO Section 27-702) **Will comply.**
 - b. The net and gross lot area for Lot 4 appears incorrect on Sheet 1 of 8. **Will comply.**
 - c. The Notary certification for the owner should reference both corporate entities involved. **Will comply.**
 - d. Final net and gross lot areas should be listed on each reconfigured parcel for clarity on sheets 2 thru 8. **Will comply.**
 - e. If the heavy solid line type is intended to designate final configuration of all involved parcels, line weights should be clarified for Lots 5 & 6. **Will comply.**
 - f. Tax map parcel numbers for the following adjoiners should be corrected on the plan: Davis/Moyer 12-9-128; Suttle 12-9-139; Marko 12-9-143; and Bucks & Bradford 33-7-5-1. **Will comply.**

- g. All existing and proposed property corner monumentation should be identified on sheets 2 thru 8. (SLDO Section 22-402.3.0) **Will comply.**
- h. Building setback lines should be included on Lots 5 & 6 to verify that existing structures will remain conforming on reconfigured lots. **Will comply.**

There was general discussion noting 27 acres would be added to lot 1 making it a total of 127 acres and split zoning on lot 1 would remain.

On motion by Mr. Nyman, seconded by Mr. Chellew, to recommend granting waivers and to recommend granting preliminary / final approval. With no additional discussion, all present voted in favor.

The applicant will attend the Board of Supervisor August 27, 2019 regularly advertised meeting.

Old Business:

- Mrs. Morano will invite Richard Kelly to attend a future meeting. Mr. Kelly made application to fill the Planning Commission vacancy when there were two applications received and only one vacancy.
- There was brief discussion regarding the status of the McClennen submission (1731 Old Bethlehem Pike). No action was taken.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Weikel, and seconded by Mr. Chellew, the meeting adjourned at 7:40pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager