

East Rockhill Township Planning Commission

February 6, 2020

Work Session Meeting Minutes

The work session meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 6, 2020 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Anne Fenley	Planning Commission Member
	David Nyman	Planning Commission Member
	Joe Chellew	Planning Commission Member
	Blaze Youngers	Planning Commission Member
	Richard Kelly	Planning Commission Member
	Mike Roedig	Bucks County Planning Commission
	Luke Rosanova	Bucks County Planning Commission
	Steve Baluh, P.E.	Township Engineer
	Marianne Morano	Township Manager

Members of the public were present.

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

Reorganization:

Mrs. Fenley appointed Mrs. Morano as Temporary Chairperson.

On motion by Mr. Nyman, seconded by Mr. Youngers, to appoint Anne Fenley as Chairperson. With no additional discussion, all present voted in favor.

Mrs. Morano turned the meeting over to Mrs. Fenley.

On motion by Mr. Nyman, seconded by Mr. Youngers, to appoint Joe Chellew as Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Mr. Youngers, seconded by Mr. Chellew, to appoint Dave Nyman as Secretary. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Introduction of Vacancy Candidate: Mr. Blake Eisenhart was present to introduce himself to the Planning Commission members. Mr. George Broadhead will be invited to the March meeting. No action was taken.

Land Development Waiver Request:

Pennridge School District Accessory Building

Mr. Kelly Harper, Director of Pennridge School District Operations, was present to review a proposed approximately 12 feet x 24 feet accessory building to be located on existing impervious surface to store and secure a gator and golf cart. Mrs. Morano noted there were no zoning concerns and land development is required for improvements on non-residential lots.

On motion by Mr. Chellew, seconded by Mr. Youngers, to recommend land development waiver to the Board of Supervisors as presented. With no additional discussion, all present voted in favor.

Approval of October 3, 2019 Minutes: **On motion** by Mr. Nyman, seconded by Mr. Chellew, to approve the meeting minutes from the October 3, 2019 Planning Commission meeting. With no additional discussion, all present voted in favor.

Comprehensive Plan Review: Luke Rosanova

Mr. Rosanova provided a summary of the state of the comprehensive plan draft and listed the outstanding items. The outstanding items include a review of the proposed draft edits, developing a list of plan actions, and reviewing new material added to the draft. The Planning Commission received the proposed draft edits in December. Mr. Rosanova explained that the proposed draft edits to Chapter 15 Recommendations and Implementation needed to be reviewed before developing a list of plan actions.

Mr. Rosanova explained the process and purpose of developing a list of plan actions. Mr. Roedig stated that the PC should select recommendations that can be accomplished and checked off the list. Certain recommendations may be priorities for the township but are part of larger, ongoing efforts, and would not be included in the list of plan actions. Mr. Nyman stated that all of the recommendations included are priorities of the township to accomplish over the next 10 years. Mr. Youngers stated that a recommendation with a mid-term timeline will have an easier time ending up on the back burner. Mr. Roedig stated that the timelines are intended to be a general guideline but are not integral to the plan actions list. The PC decided to remove the timelines from the Recommendations chapter.

Mr. Chellew suggested that the PC review and discuss each recommendation individually. Mrs. Morano stated that with the new marijuana laws being passed, a recommendation should be included that asks for consideration to put marijuana regulations in the zoning ordinance. The PC agreed and Mr. Roedig stated that narrative will be included in the Nonresidential chapter. The Marijuana recommendation will be included on the list of plan actions as well.

During the discussion of water and sewer recommendations, Mr. Nyman and Mr. Baluh stated that the township has discussed updating their Act 537 plan and it should be included in the list of plan actions.

Mr. Rosanova and Mr. Roedig explained that the Future Land Use recommendations are not removed from the plan and can be found as considerations in the Future Land Use chapter. Mr. Chellew suggested that the Future Land Use chapter stays the same but the recommendations remain in Recommendations chapter.

Mrs. Morano stated that there have been requests from the public to rezone parcels that are zoned RR Rural Residential District but are located in the Development Area. This suggestion was incorporated into an existing future land use recommendation that discussed the RR District in the Development Area. Mr. Rosanova stated that the list of plan actions will be incorporated in the next draft of the plan.

Mr. Rosanova discussed the major draft edits. In the Natural Resources and Water and Sewer chapters, narrative discussing groundwater withdrawal and hydrological studies were condensed and

restructured to better explain the previous studies and the water protection issues the township faces going forward.

Mr. Rosanova stated that short-term rental narrative was added in the Housing chapter and references to the Slice of Life vs. Hamilton Township and Hamilton Township Zoning Hearing Board case were included.

Mr. Rosanova stated that the requested Weisel Village narrative was added in the Historic and Scenic Resources chapter. Mr. Nyman recommended that this information be removed, citing narrative in the comprehensive plan draft as part of his reasoning. Mr. Nyman continued and stated that he thinks the Board of Supervisors will reject the plan or edit the Weisel narrative out if the plan remains as is. Mr. Chellew stated that based on the evidence provided, Weisel Village is a village and it should be stated as a village in the comprehensive plan. He stated that the PC should not refrain from calling Weisel a village because of something down the road that they might not like. Mr. Nyman stated that he thinks calling Weisel a village in the comprehensive plan could affect the township's zoning, should the township be taken to court. Mr. Chellew stated that the PC was not asked to address zoning but rather call a village what it is. He stated that there is no logical reason for removing the narrative now that the PC has established that Weisel is a village. Mr. Chellew asked for the opinions of the rest of the PC. Mr. Youngers and Mr. Kelly both agreed with the comments made by Mr. Chellew and stated that they think they should call something what it is. It was decided that the Weisel narrative should stay in the document.

Mr. Rosanova continued discussing draft edits. Mr. Nyman requested that Old Bethlehem Road and Three Mile Run Road, east of Rt. 313, be classified as local access roads instead of minor collector roads. Mr. Baluh stated that he would look into any ramifications of the reclassification.

Mr. Rosanova discussed the Schwenkmill Road Study Area narrative and major sewer line expansions. Mrs. Morano and Mr. Baluh will provide Mr. Rosanova with all major sewer line expansions since 2006 to check the existing narrative for accuracy.

Mr. Rosanova discussed the new material added to the draft, starting with the Executive Summary. Mr. Rosanova will remove the narrative which details the timelines for the plan actions. Minor editorial changes were noted.

Mr. Rosanova reviewed Appendix A Analysis of Development Area Housing Capacity. He explained the methodology behind the calculations. He stated that the township has a sufficient capacity to meet future needs and meets the required projected housing need by 2035.

Mr. Chellew asked what is next in finishing the comprehensive plan and the process of getting it adopted. Mr. Roedig stated that the BCPC will provide a final draft next month with the list of plan actions and edited based on the proposed draft edits and comments received at this meeting. The PC will then approve the draft to be presented at a public meeting and start a 45-day review period.

Chairperson Fenley asked for public comment. Ryan Gottshall asked what determines the precise boundary lines for a zoning district. Mr. Baluh explained that more often than not zoning districts try to follow streets or property boundaries and are careful to avoid split zoning a property. He stated

many of the zoning district boundaries have been established for many years and were created through discussions with the township engineer and Planning Commission.

Adjournment: The Chairperson declared the meeting adjourned at 9:24pm.

Recorded Business Meeting:

Marianne Morano

Township Manager

Recorded Comp Plan Review Meeting:

Luke Rosanova

Bucks County Planning Commission