

East Rockhill Township

Planning Commission Work Session Meeting

March 5, 2020

MEETING MINUTES

PC Attendees: Anne Fenley (Chairperson), Dave Nyman, Joseph Chellew, Richard Kelly, Blaze Youngers, James Weikel, Marianne Morano (Township Manager), Steve Baluh, P.E. (Township Engineer)

BCPC Staff: Mike Roedig, Luke Rosanova

Public: Several members of the public present.

Approval of February 6, 2019 Minutes:

On motion by Mr. Nyman seconded by Mr. Youngers to approve the meeting minutes from the February 6, 2019 Planning Commission meeting. With no additional discussion, all present voted in favor.

Approval of October 10, 2019 Minutes:

On motion by Mr. Chellew seconded by Mr. Nyman to approve the meeting minutes from the October 10, 2019 Planning Commission meeting. With no additional discussion, all present voted in favor.

Introduction of Vacancy Candidate:

Mr. George Broadhead was present to introduce himself to the Planning Commission members. No action was taken.

Comprehensive Plan Review Minutes: Luke Rosanova

Mr. Rosanova provided a summary of the outstanding items in the comprehensive plan update process. He stated that he would review the final edits to the comprehensive plan and discuss the plan adoption process.

Mr. Rosanova and the PC discussed minor edits throughout the plan. Mr. Rosanova highlighted the substantial edits, including the addition of the list of Plan Actions, the medical marijuana use narrative, the sewer line extension narrative, and the narrative detailing the reclassification of two minor collector roads.

Chairperson Fenley noted that Map 11 incorrectly represents an area recommended for rezoning. The RR District inside the Development Area is shown as being considered for rezoning. The PC decided that only the residential parcels in the northern part of the district should be considered for rezoning and should specifically be rezoned to the C-O Commercial Office District. The change on the map will be reflected in the corresponding narrative.

Mr. Rosanova explained the plan adoption process. He explained that once the PC decides to start the 45-day review period only minor changes can be made to the plan, and the PC should avoid making any

changes to the recommendations or land use plan. If any substantial changes are made, the 45-day review period will start over.

Mr. Rosanova explained that the PC does not have to make any decisions tonight. If the PC has ongoing concerns about the plan the PC and BCPC can continue to work on getting the plan to a place where the PC are content. Alternatively, the PC can decide to start the 45-day review period. The review period can begin whenever the PC decides, and officially begins when the BCPC provides a copy of the plan, with the edits discussed tonight, to the township office for public comment and review. The BCPC will also send a copy of the plan to the contiguous municipalities, school district, and Bucks County for review. The 45-day restriction exists to ensure that the township receives the comments from the contiguous municipalities, school district, and county in a timely manner.

Mr. Rosanova stated that the PC has to advertise for and hold a public meeting to discuss the plan. The BCPC will present the plan at this meeting. All public comment must be officially documented. The public comment can be read aloud at the meeting or attached to the meeting minutes. The public meeting can take place during or at the conclusion of the 45-day review period.

Mr. Rosanova continued, saying that after the public meeting the PC has three options – they can make no action on the plan, recommend the Board of Supervisors not adopt the plan, or recommend the plan to the Board of Supervisors for adoption. If the plan is recommended for adoption, at a Board of Supervisors meeting, the Board will review the comments from the county, the school district, and the neighboring municipalities. The Board can only take action on the plan at the conclusion of the 45-day review period and after the conclusion of the public meeting. The Board does not need to wait to review the comments of the county, school district and neighboring municipalities if they are reviewing the plan after the 45-day review period has concluded.

Mr. Rosanova concluded his explanation and stated that the PC does not have to make any decisions tonight. Alternatively they can decide to start the review period. If they do, the BCPC will provide them with a digital copy of the plan, updated with the edits discussed tonight. The BCPC will send the plan to the school district, contiguous municipalities and the county and provide a physical review copy to the township building. The PC does not have to set a date for the public meeting and can do so at any time.

Mr. Nyman and Ms. Morano discussed the potential of having the public meeting at a work session in May. Mr. Chellew asked the BCPC what, in the BCPC's experience, is a better time to hold the public meeting – at the beginning or at the end of the review period. Mr. Roedig stated that timing within the 45-day review period does not matter too much. Mr. Baluh reiterated that the 45-day constraint on the review period exists to ensure outside entities return their comments to the township in a timely manner. Internally, the meeting could be set whenever the PC wants. Mr. Chellew and Mr. Nyman agreed that it would be best to hold the public meeting later rather than sooner, so they could weigh the comments of outside entities and the public at the public meeting when they are deciding if any amendments or changes need to be made to the plan.

Mr. Chellew asked the BCPC to explain how they intend to bridge the gap between the draft reviewed tonight and the final draft sent out at the start of the 45-day review period. Mr. Roedig stated that everything discussed tonight will be changed in the document and the BCPC will send a digital copy to the PC for review prior to sending the plan to outside entities and printing a copy for the township building.

Mr. Chellew reiterated that the action the PC could take tonight is approving the plan, as edited tonight, to be the final plan sent out to outside entities and available for public review and comment.

Mr. Nyman and Ms. Morano stated that Ms. Morano contacted a printer to find out how much it would cost to print the plan. The printer charged roughly the same amount as what the township charges for a copy of the comprehensive plan.

Mr. Chellew asked if anyone of the PC sees a reason why the PC should not approve the plan as edited tonight. The PC did not see a reason why the plan should not be approved as edited tonight. Chairperson Fenley asked for a motion to approve the plan as edited and begin the review period. Mr. Chellew moved to approve the plan as edited tonight, begin the review period, and authorize the BCPC to distribute the plan to outside entities. Mr. Weikel seconded the motion. The PC was all in favor, except for Mr. Nyman, who abstained.

Old Business: Marianne Morano

Mr. Baluh noted the withdrawal of the Creekside Independent Living Development plan for an age 55 and older community along Hill Road was accepted October 22, 2019; the Etzler Lot Line Adjustment plan was recorded on January 24, 2020 and the Freier Lot Line Adjustment Plan was recorded on February 10, 2020.

Public Comment:

- Robert Naper, 2360 Three Mile Run Road, asked when the draft Comprehensive Plan would be posted to the website and would like to review draft Zoning Ordinance amendments. As soon as the minor edits have been completed the Plan will be posted to the website and sent out through the email alert. Draft Ordinances are advertised in the local newspaper as a public notice with a copy available at the Township office for review.
- Carolyn Barthel, 2743 Three Mile Run Road, would like a hard copy of the draft Comprehensive Plan. Mrs. Morano noted an estimated copy charge is \$95.75 and she will contact Mrs. Barthel when it is available.
- Curt Barthel, 2743 Three Mile Run Road, asked if an ordinance is lacking how does the adoption of one occur. The Ordinance is a recommendation in the Comprehensive Plan, reviewed the same as a subdivision or land development with a public notice advertised in the newspaper with a public review period.
- Robert Naper, 2360 Three Mile Run Road, asked how the public makes suggestions for Ordinance changes. The Township Manager can be contacted to bring before the Board of Supervisors.

Recorded:
Luke Rosanova
Bucks County Planning Commission

Marianne Morano
Township Manager