

East Rockhill Township

Planning Commission Work Session Meeting

October 8, 2020

MEETING MINUTES

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

BCPC Staff: Mike Roedig, Luke Rosanova

Public: Several members of the public present.

Minutes:

Chairperson Fenley called the meeting to order at approximately 7:00 p.m. She asked if there are any corrections to the minutes from the September 3 work session meeting. Mr. Chellew and Mr. Weikel stated that they did not have any corrections. Mr. Weikel made a motion to accept the minutes from the September 3 meeting. Chairperson Fenley seconded the motion and the motion carried unanimously.

Chairperson Fenley asked if there are any corrections to the September 10 regular meeting minutes. Chairperson Fenley stated that she had a correction to the minutes. She asked that on page 2, on the motion made by Mr. Chellew and seconded by Mr. Weikel, read as “to prepare a final draft, as discussed, of the recommended revised draft sign ordinance and send it to the Board of Supervisors with a recommendation for its adoption.” Mr. Chellew made a motion to accept the September 10 minutes as revised. Chairperson Fenley seconded the motion and the motion carried unanimously.

Chairperson Fenley turned the meeting over to the Bucks County Planning Commission. Mr. Rosanova explained that the second draft of the comprehensive plan update was distributed on October 2. He said that the second 45-day review period started on October 2 and will end on November 16. He stated that he only had received comments from Chairperson Fenley to discuss at tonight’s meeting. He reviewed to minor editorial changes and then asked Chairperson Fenley to discuss her comment.

Mr. Chellew suggested that all the editorial changes be done at one time, before the planning commission recommends the plan to the Board of Supervisors. Mr. Rosanova explained that the planning commission can make a recommendation to send the plan to the Board of Supervisors contingent on the minor editorial changes being made.

Mr. Chellew asked if the planning commission would have to have another meeting. Mr. Rosanova said that the planning commission does not have to meet again but the Board of Supervisors meeting has to occur after the conclusion of the 45-day review period. Mr. Roedig stated that the Board of Supervisors can choose to make any minor editorial changes prior to the plan’s adoption.

Chairperson Fenley stated that she would like to remove the last sentence of the paragraph discussing Weisel on page 70 of the plan. Mr. Chellew stated that he does not have an objection and Mr. Eisenhart agreed with taking the sentence out. Mr. Brodhead asked if the planning commission discussed removing

the entire section. Mr. Nyman stated that planning commission voted on it at the last meeting and the vote of the board was to leave a revised version of the Weisel narrative in the plan. The planning commission came to a consensus and was in agreement with Chairperson Fenely to remove the last sentence of the Weisel paragraph from the plan.

Mr. Nyman pointed out that Mr. Rosanova made some edits to the plan at his request. The edits included specifically noting the maps and tables in the text. Mr. Chellew said that the edits make sense to include in the plan.

Mr. Eisenhart asked what was added to the plan in regard to his comments about natural resources. Mr. Rosanova stated that the section titled "Significant Natural Areas" on page 23 was added and addresses some of Mr. Eisenhart's concerns. Mr. Rosanova said that he would email the added section to the planning commission so Mr. Eisenhart could see what was added.

Mr. Chellew asked if there was any more action the planning commission needed to take. Mr. Roedig said it is up to the planning commission to make a motion to forward the comprehensive plan to the Board of Supervisors for consideration for adoption, contingent upon the changes discussed at the meeting tonight. Chairperson Fenley stated that she wanted to get public comment before making a motion.

Chairperson Fenley asked for public comment on the comprehensive plan. No public comment was provided.

Mr. Chellew proposed a motion to accept the comprehensive plan as edited with the minor grammatical changes discussed tonight and recommend the plan for submission to the Board of Supervisors at the end of public review period. Mr. Kelly seconded the motion and the motion passed, with Mr. Nyman abstaining from the vote and the rest of the planning commission voting in favor.

Chairperson Fenley asked if there is any new business. A member of the public asked when the end of the public review period will be. Mr. Chellew stated that the public review period ends on November 16.

Mr. Nietupski asked if comments received after the meeting and before the end of the 45-day review period will be addressed. Mr. Nyman stated that if there is any more public comment submitted to the planning commission the planning commission will include the public comment with the comprehensive plan submission to the Board of Supervisors. He said that the public comment will be received by the Board of Supervisors and not the planning commission.

Chairperson Fenley asked if there are any additional comments from the planning commission. She asked for a motion to adjourn. Mr. Nietupski asked if new business was skipped. Chairperson Fenley stated that she already asked for new business and Mr. Nyman said that there was not any new business.

Mr. Nietupski thanked the planning commission for addressing his concerns at the last meeting. He apologized to Mr. Chellew as he said he did not anticipate for his comments to be a poke in the eye. He said that he deliberately did not participate in the comprehensive plan update process because he thinks two elected officials on the planning commission would be a disaster.

Mr. Nietupski continued and said that not looking at economic development is a recipe for higher taxes in the future. Regarding historic preservation, he said that Mr. Nyman was looking at the resident survey, but he ventured that if a survey of what to do with the land Peddler's Village is on today, he thinks that a survey would say don't do anything with the land. He does not think East Rockhill will have a Peddler's

Village but he does believe that the township should have something more than what the township has today.

Mr. Nietupski said that he has a real problem with rezoning the C-O District. He said the property was purchased and intended to be commercial development and if it's rezoned the property owner should be compensated. He concluded by thanking Chairperson Fenley for agreeing with him regarding historic preservation even though it is still in the plan.

Chairperson Fenley asked for any other comments. Mr. Chellew made the motion to adjourn the meeting. Chairperson Fenley seconded the motion and the meeting was adjourned at approximately 7:22 p.m.