

East Rockhill Township
PLANNING COMMISSION MINUTES

May 13, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on May 13, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson
Joe Chellew, Vice-Chairperson
David Nyman, Secretary
Richard Kelly, Member
Blake Eisenhart, Member
Aaron Teel, Member
Colin Monahan, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

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

Announcement:

The Planning Commission held their regular meeting with special meeting protocol. The plan was available on the Township website. In-person attendees are physically distanced and required to wear masks at all times. Pre-registration on a first-come first-serve basis with limited attendance was available. Consideration was given to in-person and virtual meeting however capacity was not exceeded. Anyone wishing to provide public comment could do so on agenda and non-agenda items. All public comment will be read at the meeting.

Approval of April 8, 2021 and May 6, 2021 Minutes: On motion by Mr. Kelly, seconded by Mr. Eisenhart, to approve the meeting minutes from the April 8, 2021 Planning Commission regular meeting contingent on council updated to counsel. With no additional discussion, all present voted in favor.

On motion by Mr. Kelly, seconded by Mr. Chellew, to approve the meeting minutes from the May 6, 2021 Planning Commission work session. With no additional discussion, all present voted in favor.

Discussion:

McClennen Tract: Mr. Brian Grant and Mr. Kirk Clauss P.E. were present.

Mr. Grant provided an overview and history of the subdivision plan. Conditional Use approval with input from the Planning Commission resulted in a 2013 court order. Recently the applicant and property owner resolved ownership of parcels which necessitated minor revisions to the Conditional use plan. The applicant was present to introduce the plan to the Planning Commission and recognized there were many items in the Township Engineer review letter that would be complied with once all data had been gathered.

The preliminary plan submission includes 198 dwelling units proposed on the 66.17 acres tract located between Old Bethlehem Pike and Hill Road, north of Three Mile Run. Plan is proposed as a Performance Standard subdivision (Use B-3) which includes 103 single family dwelling lots (100 village house Lots, 2 existing dwellings & 1 proposed single-family dwelling/McClennen) and 95 townhouse units. The site

is subject to a previously approved six lot subdivision which consolidated/reconfigured the existing parcels comprising this application. All parcels were acquired by entities related to the applicant, with the condition that lot 197 will be transferred back to McClennen as a single-family building lot. The subdivision is also subject to a prior Conditional Use (CU) approval (CU adjudication dated July 29, 2011) and subsequent Stipulated Settlement Agreement dated August 27, 2013. Project is located within the Suburban Zoning District and is proposed to be served by public sewer via East Rockhill Township facilities and public water via Perkasio Regional Authority facilities.

The above referenced CU approval/agreement set/modified many subdivision ordinance design standards and established maximum number of units, street/access layout, and open space areas. The submitted plan is generally consistent with CU plan layout. Any inconsistencies are noted in the following comments, as well as other design issues which remain to be resolved.

1. Recording of the associated six lot subdivision plan must be completed prior to, or coordinated with recordation of the current subdivision plan, when approved, to ensure the proper ownership and transfer of all parcels. Reference to six lot plan and recording information should be included on the current plan.
2. All current owners/equitable owners of the parcels involved in this subdivision should be clearly indicated on the plan and appropriate owner/notary certifications included on the record plan. Appropriate certification should be used (individual, corporate, etc.) and each signature line should include printed name, title, and tax parcel number underneath.
3. Dwelling unit mix has been modified slightly from the CU plan. Three townhouse units which fronted on Road A near the tot-lot have been eliminated to reduce the total number of townhouse units to 95. Additional single-family village house units are proposed east of the townhouse section along Road A to maintain the total units at 198. Modification to the agreement requires approval by the Township and Select Properties, Inc. **Applicant noted the deviation from the Agreement was a result of a settlement with the property owner which amended land acquisition. The Agreement stipulated a 50-50 dwelling type split. Consensus of the Planning Commission was a preference for more singles than townhouses.**
4. Townhouse units are not proposed to be sold with a standard 1800 square feet (minimum lot area) fee simple lot. It is our understanding that the applicant is proposing to convey the units with only that lot area within the footprint of the dwelling unit. This is often referred to as "zero lot line" or "footprint" lots. The plan does identify an "equivalent 1800 SF lot area" around each unit for the purpose of site capacity/open space calculations. However, zero lot line or footprint lots are not specifically permitted in the Use B-3 zoning dimensional requirements. Application of lot area and building setback requirements should be resolved for these lots. Additional information should be provided by the applicant regarding intended configuration/conveyance of these lots to permit a full evaluation of compliance with the Zoning Ordinance. Variance approval from the Township Zoning Hearing Board may be required. (ZO Section 27-304.B3)

The following additional conditions requiring further review were established by the CU approval/agreement for townhouse units:

- A. No outdoor storage buildings or structures shall be permitted except for decks and/or patios, unless modified during the land development approval process. Applicant should indicate if decks/patios will be offered. Plan should be revised in necessary.
- B. Architectural features shall be incorporated into the design of each townhouse unit during the land development approval process. Sample architectural elevations of the proposed units should be submitted for consideration (ZO Section 27-304.B3.j)

Proposed ownership is a planned community whereby from the outside walls to the inside is under ownership of the property owner and the remaining common area will be owned by the Homeowner Association. Applicant did not anticipate needing zoning relief and will provide architectural details for future meeting consideration.

- 5. Village house units are proposed on traditional building lots with lot areas ranging from 6,229 SF to 10,016 SF (minimum 6200 SF required). The sample dwelling footprint shown encompass almost all of the buildable area on most lots. The ability for homeowners to construct additions, decks, patios and accessory structures will be limited.

CU approval/agreement generally waived the architectural requirements of Section 27-304B.3.c of the Zoning Ordinance village house requirements. However, the developer is required to offer an option to include an unenclosed porch running across at least three-quarters of the dwelling front and be at least seven feet in width, on all single-family models offered. The generic village house footprints included on the plan do not appear to include the optional porch. At a minimum, a lot detail should be included on the plan depicting configuration with the required porch option.

- 6. In accordance with CU approval/agreement, proposed Roads A & B are designed with a 36 feet wide cartway within a 60 feet wide right-of way (except at the boulevard style entrance at Old Bethlehem Pike. Curb and sidewalk is proposed along the entire length of both streets. These streets are intended to be dedicated to East Rockhill Township. Due to recent issues with street trees and sidewalks, consideration should be given to amending the Township standard street cross section drawing to reduce the width of the grass strip between curb and sidewalk and relocate street trees to the back of the sidewalk. (SLDO Appendix A)

Additionally, raised crosswalks are required to be installed at all intersections, subject to review during land development approval process. Detailed design/locations of proposed crosswalks should be included on the plan for review. (SLDO Section 22-506.11 & 12 and 528)
There will be raised crosswalks.

- 7. The CU approval/agreement provided that the streets proposed to serve the townhouse units shall be 30 feet in width (with no right-of-way) and be privately owned and maintained by a homeowner's association. Curb and sidewalks are also proposed along the private streets, with no separation (no grass strip).
- 8. Based on the reduced or lack of grass strip between curb and sidewalk discussed above, driveway apron details should be revised/depressed to maintain sidewalk ADA cross slope at driveways. Additionally, details for intersection curb cut ramps should be included on the plan

(SLDO Section 22-513) **Will comply.**

9. Requirements for open space areas, trails, recreation areas, and site amenities were generally established pursuant to the CU approval/agreement. The following comments relate to these features:
 - A. Open space areas are generally consistent with the CU plan and are required to be owned and maintained by a homeowner's association, including the stormwater management facilities therein.
 - B. The 30 feet wide buffer zone established along the drainage channel which traverses the center of the development is required to be delineated/protected by installation of fence and/or plantings prior to occupancy of any adjacent dwellings. Proposed fence/planting design should be included on the plan.
 - C. A public access trail is proposed to be constructed parallel to Three Mile Run thru the site (through lot 197 and open space) as shown on the plan. Based on recent site investigation by this office, it appears that there may not be adequate area to construct the trail between the existing pond and creek. Consideration should be given to relocating the path north of the pond and utilizing some of the existing mowed grass trails in this area. As portions of the path are located within the one hundred-year FEMA floodplain, appropriate permits should be obtained by the applicant for construction. Complete detail design information for the trail should be included on the plan to permit a comprehensive review. **Will comply.**
 - D. A covered group mailbox area for the townhouse section is required to be installed including benches and trash receptables in an architectural style approved by the Township. Location and design details should be included on the plan for review. Additionally, the applicant should contact the servicing postmaster to determine if they will also require group mailboxes for the single-family dwellings. **Applicant will contact the Postmaster for preferred location. The mailbox area will be the responsibility of the Homeowner Association.**
 - E. Sheltered school bus stop(s) are required to be installed at locations to be determined by the Township upon consultation with the Pennridge School District. Sample designs should be submitted for consideration by the Township. **Applicant will contact Pennridge School District and will comply.**
 - F. Two "Tot Lot "locations were included on the CU plan. One in the village house area between lots 136 and 137, and one in the center loop of the townhouse area. The applicant has questioned the usage of two facilities. It may be reasonable to presume that the Tot Lot in the village house area will attract less usage due to private amenities which can be expected on the single-family dwelling lots. Consideration may be given to consolidate the Tot Lots to one location in the townhouse area with expanded facilities. Complete Tot Lot design including recreational features, bicycle racks, trash receptacles, benches, and shade trees should be submitted for review by the Township. The design for this area must also address protection from the

adjacent stormwater forebays and integration with the underground stormwater basin. (SLDO Section 22-525.3)

- G. A small parking area and “level” play field is proposed in the northern open space, adjacent to Hill Road. This area is wooded, contains numerous surface boulders, and appears to be comprised of poorly drained soils. Complete design of the parking area and field addressing these conditions should be submitted for review. Additionally, consideration should be given to extending a path to the playfield from Road B to provide safe access for pedestrians. (SLDO Section 22-525.4) **Proposed location has many rocks and trees. Applicant requested to meet with the Township Engineer on site to review location and will address at a future meeting.**
 - H. In addition to the above improvements, the applicant is required to contribute a \$100,000.00 Park and Recreation fee to the Township in lieu of installing any other park or recreation improvement not included in the CU approval/agreement. The contribution is to be paid 50% at the time development agreements are signed and 50% upon the issuance of the 50th building permit for the project.
10. As discussed above a homeowners association (HOA) is required to be established to own and maintain several aspects of the development including townhouse area streets, open space, stormwater management, and recreational facilities. HOA should be established in a manner satisfactory to the Township. Required maintenance of all areas (wooded, lawn, natural, recreation, etc.) should be specified. Documentation should be prepared by the applicant and be submitted to the Township Solicitor for review. (SLDO Section 22-503) **Homeowner Association (HOA) will be reviewed and approved by the Township Solicitor. Detention basins, open space, paths, mailboxes and private roads will be HOA responsibility.**
11. A minimum 20 feet wide buffer areas are required around the site perimeter adjacent to existing residential properties. Overall Landscape & Lighting Plan, sheet 32, indicates buffer areas. Existing vegetation is to be preserved in the cross hatched areas. Buffer plantings are proposed to be installed along the rear boundary of the townhouse units, and in limited areas along the rear of lots 108 to 113 and 119 to 122. Although these areas are not shown as “woodlands” (as determined at the time of CU plan review), they do contain significant successional growth that would be required to be cleared to install the proposed plantings. Consideration should be given to maintaining existing trees within all buffer areas and supplement them with appropriate shrubs and evergreen trees to enhance buffering, particularly in winter. These plantings should be extended along the entire outboundary where new building lots and/or trails are in close proximity to the outboundary.

It should be noted that lots 106 and 107 do not provide a 20 feet wide buffer along the outboundary. While this is consistent with the CU plan, buffer plantings should be proposed to provide screening in these areas.

With respect to the townhouse buffer area, it appears that proposed plantings will conflict with a proposed swale and storm sewer, as well as being in close proximity to the rear of the townhouse units. Designer should review the extent of existing vegetation to be removed and

feasibility of installing proposed plantings with regard to long term conflicts with the underground utility and the structures. Alternate buffer design should be considered. (SLDO Section 27-1904.b)

- There were interjections from Mary and Ron Schulberger, 2386 Hill Road, Robert DeLeo, 2555 Hill Road and Robert Kelly, 2170 Hill Road with concerns related to buffers, Hill Road traffic and location of playing field.

12. The CU approval/agreement contained several provisions related to traffic and adjoining street improvements as follows:

- A. The developer is required to acquire rights-of-way as necessary to design and construct a roundabout pursuant to PennDOT design guidelines at the intersection of Three Mile Run Road and Park Avenue. If construction and/or right-of-way acquisition is determined to be infeasible, there are provisions for reduction in the number of building lots and a contribution in-lieu-of construction to the Township. Traffic Planning and Design (TPD) is reviewing the current conditions at the intersection to determine the feasibility of a roundabout design and required rights-of-way for construction. Additional comment pertaining to this matter will be reserved pending receipt of TPD findings. **The Township Traffic Engineer, Traffic Planning and Design, is analyzing a round-a-bout due to traffic counts ~~do~~ not warranting a signal.**
- B. The location of the site access along old Bethlehem Pike was established with the CU plan. A right turn lane is required at the site access as shown on the plan. The CU approval/agreement also required curb and storm sewer along the site frontage, subject to land development plan review. This office recommends that the plan should be revised to include curb and modify the storm sewer as necessary. Additional plan details are required to determine the full extent of improvements necessary along the site frontage. (SLDO Section 22-505.16)
- C. Proposed trail along Old Bethlehem Pike starts at the northern boundary and extends south past the townhouse units to the point where it enters the site to follow along Three Mile Run. A pedestrian crossing of Three Mile Run was eliminated by the CU approval/agreement. Plan sheet 39 includes a portion of the site frontage. Detailed design/construction plans including cross sections should be submitted to permit complete review of the improvements. Additionally, left turn lane and tapers should be reviewed by TPD. (SLDO Section 22-505, 506 & 512)
- D. Widening, curb, and sidewalk was not required to be installed along Hill Road site frontage. Overlay paving and shoulder grading of Hill Road from the site entrance to Three Mile Run Road is required. As a large portion of this area was paved by the Township since the CU approval/agreement was completed, consideration should be given to reviewing the existing conditions of Hill Road and discuss alternate improvements (such as drainage swale/storm sewer repair/extension) with the

applicant. Plan sheet 40 includes the Hill Road frontage. Additional detail/cross sections are necessary to clarify the clearing and roadside swale grading necessary in conjunction with the proposed storm sewer and water line improvements.

- E. Truck turning movement diagrams should be submitted to verify that all movements are satisfactory, particularly at both site entrances and within the Townhouse access streets.

13. Several environmental reports were submitted with the plan. They include a Wetland study prepared by Nova Consultants in July 2010, U.S. Army Corps of Engineers preliminary Jurisdictional Determination (JD) report dated November 23, 2010, and stormwater infiltration reports dated April 23, 2012 and January 14, 2021 from Penn's Trail Environmental, LLC. The following comments relate to submitted documentation:

- A. The older reports reference prior survey plans prepared by Pickering Courts & Sommerson (PCS). There are some different features (waters) noted on the PCS plans which are not shown on the current plans. Change in features noted should be clarified.
- B. As noted in the preliminary JD, the findings were valid for five years. Application should be resubmitted to USACOE to obtain a current determination to verify regulated features. (SLDO Section 22-409)
- C. The Stormwater Infiltration Study from Penn's Trail Environmental, LLC does not appear to include a complete copy of the 2021 report narrative. Depth to limiting zone should also be clearly indicated. Complete report should be submitted for review.
- D. Subdivision plan references 1999 FEMA mapping. Plans/notes should be revised to include information from the latest (2015) FEMA floodplain mapping. Floodplain boundary should be revised if necessary. (ZO Section 27-1902, Twp Code Chapter 8)
- E. Subject to resolution of the above several permits are required to be obtained by the applicant, including floodplain encroachment for trail construction and sanitary sewer crossing of Three Mile Run. Additional permits and/or township requirements may be applicable upon resolution of the above.

14. Post Construction Stormwater Management Report, dated March 12, 2021, prepared by Schlosser & Clause was submitted with the plan. In general, a storm sewer collection system is proposed throughout the site to direct stormwater to various water quality forebays which discharge to a large stormwater basin located in the open space adjacent to Three Mile Run. An additional underground basin is proposed in the center of the townhouse area. The following comments are made with respect to stormwater management.

- A. As indicated above, a complete infiltration report should be submitted. The current report indicates generally poor infiltration and shallow limiting zones. Design engineer should verify suitability for infiltration and dewatering calculations for all stormwater facilities. A complete infiltration feasibility analysis should be included in

the stormwater narrative report. (SMO Section 26-325.A)

- B. Standard Township water quality calculations, recharge calculations, and stream bank erosion requirements should be addressed in the report. (SMO Section 26-316, 317 & 318)
- C. Individual point(s) of study, or stormwater facility, post development discharge rates should be clearly listed in the narrative summary charts.
- D. Pre-development stormwater calculations should utilize meadow as the cover factor for existing on-site impervious surface. (SMO Section 26-320.1.C)
- E. Stormwater narrative should clarify impervious surface basis used in the calculations. This office recommends that maximum allowable impervious surface be utilized for the village house lots to permit future improvements on the lots without the need for additional/modified stormwater management facilities.
- F. Flow path for main stormwater basin discharge should be analyzed for erosion control, protection of adjacent sanitary sewer and trail crossing.
- G. Existing topography/swales should be clarified in the vicinity of the adjoining shared driveway adjacent to lot 106 and 107 to verify existing/proposed drainage patterns.
- H. Report should clarify the two similar charts in Appendix D.
- I. During construction stormwater (sediment basin) analysis should be submitted. (SMO Section 26-321)
- J. Design calculations for swales, culverts, spillways, and other stormwater improvements should be included in the report. (SMO Section 26-319)
- K. PADEP/BCCD NPDES stormwater and erosion control calculations should be submitted to verify consistency with proposed design. Verification of NPDES permit issuance and erosion and sediment control adequacy must be received in writing from Bucks County Conservation District. (SLDO Section 22-518)
- L. Additional construction details including but not limited to basin outlet structures, basin berm/outlet pipes cross section, spillways, swales, and swale/spillway slope erosion protection should be included on the plan.
- M. Plans should clarify basin side slopes and depth of ponded water to determine if protective fencing is required pursuant to section 26-319.14 of the Stormwater Management ordinance. Additionally, a 10:1 slope access ramp should be included in each basin design for ease of maintenance. (SMO Section 26-319.14)
- N. Basin landscaping is proposed along the outside perimeter of each surface facility except the forebays adjacent to the underground basin. Consideration should be given to designing a more natural planting layout with plantings on the inside and outside of the berm. Also, wet tolerant planting for the basin bottoms should be clarified on the plan. (SMO 26-319.G)

- O. Sump pump discharge locations for all units should be specified on the plan. Sump pump discharges may not be directed so that they would flow overland onto adjoining residential lots, across sidewalks, or into streets.
- P. Operation and Maintenance agreement for all privately-owned stormwater facilities should be executed between the applicant/HOA and Township to guarantee long term maintenance and structural/operational integrity of the facilities. Agreement should include provisions for Township access to inspect the facilities, but not the obligation to repair/maintain the facilities. Agreement should be in a form satisfactory to the Township Solicitor. (SMO Section 26-345 & 346)

Applicant will provide more clarification.

15. Sanitary sewer service is proposed via extension of East Rockhill sewer system which is located along the opposite side of Three Mile Run. A stream crossing is required to connect the proposed collection system to the existing interceptor. As indicated above, appropriate permits for this crossing should be obtained by the developer. The following additional comments are made with respect to sanitary sewer design (Twp Code Chapter 18 Part 3):
 - A. Exiting the townhouse area, the proposed sanitary sewer main exceeds 20 feet in depth. The system design/alignment should be modified to significantly reduce depth of the sewer main for constructability and maintenance safety. **Will correct the 20 feet depth.**
 - B. Lateral locations should be identified in profile drawings.
 - C. Consideration should be given to reducing lateral connections in the townhouse area to one per two units. The laterals may split for each unit after the required cleanout. **Will comply.**
 - D. Manhole numbering system should be revised to be consistent with Township numbering system.
 - E. Applicant should clarify if gravity basement service is being proposed for any units.
 - F. Sewage facilities planning modules should be prepared for the project and require approval by the Township, PWTA, and PADEP. (SLDO Section 22-407 & 520)
 - G. CU approval/agreement specifies sewer connections fees for the subdivision, which may be utilized for reconstruction of the Township sewage pump station. Township is currently reviewing options with the applicant regarding replacement of the pump station.
 - H. Easements for Township access to sanitary sewer system within the townhouse area should be established in a manner satisfactory to the Township Solicitor.
16. Subdivision is proposed to be served by extension of PRA public water system. Verification of system design and capacity should be received in writing from PRA. Additionally, the system design should allow for ease of extension to adjoining properties along Old Bethlehem Pike which have been identified by PADEP to be affected by PFOA/S.

Extent of off-site water line construction should be clarified on the plan to determine extent of street restoration necessary. Additionally, comments should be received from the servicing Fire Chief regarding access and emergency services operations. (SLDO Section 22-519) **Applicant will work with Perkasio Regional Authority.**

- Greg Stephenson, 2228 Hill Road, has a problem with a well on Hill Road.
17. Street trees are proposed throughout the village house area; however, limited trees are proposed in the townhouse area. Street tree relocation should be considered as discussed above. Additional trees should be considered to be installed along the townhouse area overflow parking spaces and open space area. The plan should also address individual lot energy conservation trees required pursuant to Section 22-504.L of the Subdivision Ordinance. (SLDO Section 22-515)
 18. Pursuant to the CU approval/agreement, a \$10,000.00 contribution shall be made by the applicant to the Township tree fund in-lieu-of strict compliance with tree replacement requirements of Section 22-515 of the Subdivision Ordinance.
 19. Plan sheets 32 thru 38 are titled Landscape & Lighting plans, however the proposed street lighting is not clear on the plans. Extent of lighting and proposed fixtures should be clarified on the plans. PPL options for full cutoff LED fixtures should be considered. (SLDO Section 22-409.9 & 527)
 20. Street names should be proposed by the applicant and require approval by the servicing post office and Township. (SLDO Section 22-505.12)
 21. Overall site cut/fill calculations should be submitted to indicate the general extent of soil import or export required.
 22. If phasing of construction is proposed, a phasing plan should be submitted for review to verify extent of improvements to be constructed with each phase. (SLDO Section 22-403.12.E)
 23. All proposed easements should be clearly identified on the record plans and include metes and bounds. (SLDO Section 527)
 24. Legal descriptions for all rights-of-way and easements to be dedicated to the Township should be prepared by a professional land surveyor and be submitted to the Township for review and use in agreements.
 25. Declaration of easements, conditions and restrictions, consistent with approval/agreement and land development plan approval, should be prepared in a manner satisfactory to the Township Solicitor.
 26. Specific disclosure form delineating all easements, conditions, restrictions and/or assessments for each lot owner prior to the sale of any individual lots, should be prepared in a manner satisfactory to the Township Solicitor.
 27. Natural gas facilities are located in Old Bethlehem Pike. Applicant should indicate if natural gas service will be extended into the development. If proposed, location of gas main should be indicated to prevent conflicts with other utilities. (SLDO Section 22-521) **Applicant is waiting**

for a response from UGI.

28. Property monumentation (outboundary, right-of-way, easements and lot corners) should be installed in accordance with Section 22-522 of the Subdivision Ordinance. Outboundary monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. Lot monumentation should be installed prior to occupancy of the lot.
29. Development/Financial Security Agreement should be required to be executed between applicant and East Rockhill Township to guarantee installation of “public” improvements including, but not limited to, stormwater management, erosion control, landscaping, regulatory signage and street improvements. An Opinion of Cost, prepared by design engineer, should be submitted for review and agreement preparation upon finalization of design. (SLDO Section 22-606)
30. Attached to this correspondence is a partial engineering and drafting detail review memo for the submitted plan. Plans should be revised to address these comments in accordance with Subdivision Ordinance requirements. A comprehensive review will be completed upon resolution of the above issues and submission of revised plans.
31. Additional comments may be generated pursuant to resolution of the above issues and other items which may be raised during the public review process.

Bucks County Planning Commission has recommended snow storage locations. Locations on the plan are indicated on main roads at intersections. The location will be reviewed with the Public Works Director.

Mr. Eisenhart believes drivers will avoid the round a bout and exit onto Hill Road.

Public Comment:

- Robert DeLeo, 2555 Hill Road, moved to his property 11 years ago and was aware of the pending development however did not receive notification of the meeting. Certified mail was sent to all adjoining properties and the development was in the bi-annual printed newsletter and monthly e-news letter. Agenda postings are on the website and sent to all residents via email who register.
- Ron Schulberger, 2386 Hill Road, questioned the street lights. The lights are to be low impact fixtures as approved by PPL at intersections.
- Greg Stephenson, 2228 Hill Road, questioned if there would be onstreet parking. Yes on both sides as available between driveway entrances.

Applicant will make clarifications as noted in the Township Engineer review letter for consideration at a future Planning Commission meeting.

Adjournment: On motion by Mr. Chellew, seconded by Mr. Eisenhart, the meeting adjourned at 8:48pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager