

East Rockhill Township  
PLANNING COMMISSION MINUTES

April 14, 2022

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on April 14, 2022 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson  
Joe Chellew, Vice-Chairperson  
David Nyman, Secretary  
Aaron Teel, Member  
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 Mrs. Fenley.

**Approval of February 10, 2022 Minutes:** On motion by Mr. Chellew, seconded by Mr. Teel, to approve the meeting minutes from the February 10, 2022 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

**Subdivision Plan Review Status Memo:**

Dated April 7, 2022 was provided to the Commission.

**Bucks County Planning Commission:**

The 2021 Annual Report was provided to the Commission.

**Old Business:**

**Pennridge School District Salt Shed & Maintenance Building:** Mr. Kelly Harper, Pennridge School District, Ms. Carolyn DuBois, RLA, K&W Designing Environments, Mr. Andrew Cecere, Sitelogic, Inc., Mr. Bruce Bachtel, Schrader Group Architects were present to review comments and/or recommendations relative to Pennridge School District Operation Facility sketch plan, sheets 1 & 2, dated 3/17/22, prepared by K&W for the Pennridge Maintenance site. December 2021 the Planning Commission reviewed a sketch plan for construction of a salt shed (35'x40') on this site. The current plan has added a proposed storage building (approx. 17'x120'). Location is 1303 N. Fifth Street, Perkasie with Bucks County Tax Map Parcel 12-014-023-002 in the RR Rural Residential Zoning District.

Following the review of a proposed salt shed at the December 2021 Planning Commission meeting and hearing concerns from adjoining property owners, Pennridge School District withdrew the request for land development waiver and re-evaluated the site and subsequently met on-site with adjoining property owners. Plans were amended moving the proposed salt shed away from the property setback line, adding a buffer along property line, plantings adjacent to proposed buildings, higher ceiling to load

salt from inside the structure, added doors, re-designed detention basin, and added curbing for runoff protection. Proposed salt shed would hold 100 ton of salt. The existing salt shed was being relocated off the high school complex to accommodate previously approved new student parking. In addition to the proposed salt shed a 6-bay accessory building with 12'x14' doors is proposed to enclose all vehicles currently in an open fenced area.

A copy of Pennridge School District correspondence dated April 8, 2022 to adjoining property owners has been received which states many options were reviewed, however the operation site provides the best logistical and financially responsible option and invited concerned neighbors to an on-site meeting April 21, 2022 at 10:30am whereby the location of the structures would be staked out for a visual representation and samples of proposed exterior colors.

1. Upon review of Township tax parcel file for this property, it was noted that in 2010, when the school district purchased the property, the ZHB issued a Special Exception approval to allow the existing non-conforming use to be modified (Uses H1, manufacturing, & H3, storage/warehouse, were identified). As the property is registered as a non-conforming use, any modifications or extensions of the use must comply with Sections 27-2100 thru 2106 of the Zoning Ordinance. These regulations include a maximum expansion limit of 50%. Special Exception approval may be required for the proposed expansion. **Use of the parcel is under review by the Township Solicitor and School Solicitor.**
2. Although a non-residential accessory building is permitted within the RR zoning district, it is noted that the underlying use was permitted by Special Exception approval. Accessory Building, Use I1, regulations require that any building accessory to a principal use which required Special Exception approval, shall also require Special Exception approval. Use designation and required zoning approvals should be further reviewed to determine the necessary approval process. **Zoning is under review.**
3. Requirements for Special Exception applications are contained in section 27-2306 of the Zoning Ordinance. **Zoning is under review.**
4. Proposed project requires Land Development plan approval. **Submission will be received for a May 12, 2022 meeting.**
5. Salt shed has been shifted so that it is now located approx. 75' from side property line. **Comment.**
6. The storage building will replace the current secure/fenced parking area to the rear of the main maintenance building. The proposed building is approximately 120' from side property line. **Comment.**
7. School District has advised that the building will be used for parking of district vehicles and storage of supplies. **Comment.**

8. Due to topography of the site, the floor elevation of proposed storage building is approximately 5' lower than the main maintenance building. Proposed building height should be identified and compared to the height of the existing building. **Due to topography, visually the buildings will appear to be the same height. Storage building proposed peak roofline is slightly higher than current operation building.**
9. Proposed zoning dimensional data should be provided (building coverage, impervious surface, etc.) to verify compliance with the Zoning Ordinance. **Will comply.**
10. A larger stormwater management basin is proposed in the rear of the site than that proposed on the prior sketch plan. It is our understanding that the basin discharge is intended to be directed to the drainage channel below the existing pond. Complete stormwater calculations are required to be submitted with land development plan application. **Will comply.**
11. Applicant should clarify if the propose building will be occupied by employees, and/or include sanitary sewer and water connections. **There will be no employees or sanitary sewer. There will be two hose bibs and the building sprinklered.**
12. Notwithstanding if additional employees are anticipated at the facility, parking calculations should be provided for the expanded facility based on use regulations. **Will comply.**
13. Prior meeting with adjoining property owners identified several possible improvements intended to minimize the impact of the salt shed, including but not limited to, additional buffer plantings, enhanced stormwater features to minimize infiltration of salt into the groundwater, hours of operation limits, exterior building finishes, and general stormwater runoff concerns. It is our understanding that the School District intends to schedule another meeting with adjoining owners to discuss the new sketch plan. **Improvements have been proposed. Salting operations are with inclement weather and begin between 4:00am-5:00am.**
14. Proposed site lighting should be addressed on land development plan to ensure there is no glare onto adjoining properties. **Will comply.**
15. Resource protection calculations and mapping should be included on land development plan submission. **Will comply.**
  - Jayne Howe, 321 Blooming Glen Road, asked where the salt shed was located last meeting, is opposed to view to school district pond being blocked from her property, and asked what buffer materials were to be planted. Prior review placed the salt shed location on the property setback line and buffer plants are to be determined with land development submission.
  - Nancy Weber, 401 Blooming Glen Road, stated a well guarantee provision was mentioned at the last meeting and school has expanded the project.
  - Bob Maiuro, 405 Blooming Glen Road, asked if there are any environmental testing to be done. As there are no known issues, none is planned.

- Roger Wenhold, 129 E. Walnut Street, asked where trucks would be loaded with salt and stated concern for road salt impacting adjoining properties. Loading will take place inside the building, salt clearing operations will remain the same and after receiving community feedback doors were added, building was made longer and higher to allow for skid steerer to load salt inside, concrete apron, curbing and trench drain were added to lessen impact.
- Glen Wismer, 201 Blooming Glen Road, supports a well guarantee provision.
- Bob Cormack, 328 Harriet Drive, stated he is a School Board member and is on the facilities committee. He appreciates public input and consultants have been directed to address concerns however he also wants to be fiscally responsible and not increase school taxes.
- Planning Commission consensus was efforts have been made to address past concerns.
- Jesse Howe, 321 Blooming Glen Road, asked where the vegetation buffer would be located. On school property lines.
- Bob Maiuro, 405 Blooming Glen Road, stated he has seen trespassers on the property. Security would be increased on the site with this improvement.

**New Business:**

There was none.

**Adjournment:** On motion by Mr. Teel, seconded by Mr. Chellew, the meeting adjourned at 8:07pm

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager