

East Rockhill Township
Planning Commission Minutes
February 8, 2024

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 8, 2024 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

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

The meeting was called to order at 7:00pm by temporary Chairperson Mr. Chellew.

Reorganization:

Mr. Chellew appointed Mrs. Morano as Temporary Chairperson.

On motion by Mrs. Fenley, seconded by Mr. Eisenhart, to appoint Joe Chellew as Chairperson. With no additional discussion, all present voted in favor.

Mrs. Morano turned the meeting over to Mr. Chellew.

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

On motion by Mr. Eisenhart, seconded by Mr. Kelly, to appoint David Nyman as Secretary. With no additional discussion, all present voted in favor.

Mr. Chellew announced Renew Church land development submission was not on the agenda.

A member from the public was present who asked if there would be road widening on Fifth Street as part of Renew Church land development submission. Not at this time, however, PennDOT approval has not been received.

Approval of November 9, 2023 Minutes:

On motion by Mr. Eisenhart, seconded by Mr. Teel, to approve the meeting minutes from the November 9, 2023 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

East Rockhill Township, 1622 N. Ridge Road:

Mr. Baluh reviewed a waiver of land development request for a new public works building housing a small breakroom, maintenance bay and inside storage for the entire fleet which the Township does not currently have. Of note, a berm with plantings would be adjacent to residential properties and along Schwenkmill Road, the current public works building would be demolished or repurposed, there would be an access driveway to Schwenkmill Road, the salt storage and fuel pump would be part of phase 2, lighting would be over doors and two (2) parking light pole lights, the project complies with Zoning regulations and an NPDES permit would be applied for.

On motion by Mr. Kelly, seconded by Mr. Monahan, to recommend waiver of land development for the public works maintenance building to the Board of Supervisors as presented. With no additional discussion, all present voted in favor.

Draft Zoning Ordinance Amendment:

Mr. Baluh stated the draft zoning ordinance amendment was not a re-write of the Zoning Ordinance but was an update to sections based on comprehensive plan recommendations, to update language to current standards and clarify items. The draft did not change substantially from the draft provided to the Planning Commission on October 12, 2023 where feedback was provided from members present but there was no quorum. Mr. Nyman stated the B14 short term rental use acreage was amended from 3 acres to 4 acres with the Lake House Inn in mind.

Mr. Monahan was opposed to no alcohol being offered for sale or consumed at an event in A12.c.(3) Accessory Farm Use. No formal action was taken.

- Jim Nietupski, Board of Supervisor, stated opposition to citing a percentage for products sold in the A7 Agricultural Retail Use which could limit farmers ability to sell products.

There was general discussion about A7.b. Agricultural Retail *If the principal use qualifies as a Normal Agricultural Operation, at least 25% of the products sold must be grown, produced, or raised on the property.* It was unclear if 25% was based on sales dollar amount or sales product sold. Mr. Eisenhart stated sales price would be difficult to qualify. Mr. Teel noted the maximum floor area was limited to 200 square feet with no permanent foundation, presenting a definite limit on commercial sales capability.

On motion by Mr. Chellew, seconded by Mr. Eisenhart, to recommend approval of the Draft Zoning Ordinance to the Board of Supervisors and recommend review of the A7.b. Agricultural Retail for purposes of clarity. With no additional discussion, the motion passed with Mr. Nyman abstaining as a Board of Supervisor.

Public Comment:

There was none.

- Mr. Monahan stated concern there was too much tree clearing on the McClennen Tract now known as Park Hill Estates. Mrs. Fenley also expressed disappointment there was too much tree clearing. The tree clearing is according to approved and recorded subdivision plans.
- Mr. Chellew asked if anyone would like to use the electronic file during public meetings and no longer receive a paper packet. Mr. Chellew, Mr. Kelly and Mr. Teel expressed interest.

Adjournment: **On motion** by Mrs. Fenley, seconded by Mr. Teel, the meeting adjourned at 8:55pm.

Respectfully Submitted,

Marianne Hart Morano
Township Manager