

**East Rockhill Township Planning Commission  
Minutes of Meeting – April 10, 2008**

Chairperson Dean Frankenfield called the meeting to order at 7:30 PM with the following board members present: Nancy Booz, Anne Fenley, Brenda Sears, Sam Martin, Jim Valletta, Dave Nyman, Township Engineer Steve Baluh and Township Manager Anne Klepfer. Dean noted the list of correspondence on both sides of the agenda, and requested the audience sign the attendance sheet.

The minutes of March 13, 2008 were approved as presented on a motion by Anne Fenley, seconded by Nancy Booz, and passed unanimously.

Dean Frankenfield announced that B & D Builders requested removal from the agenda tonight; requesting their appearance in May. However, Pennridge School District will provide an update on the lighting plan for the synthetic turf field land development.

Pileggi - East Rockhill Shopping Center/Traffic Study - Scott Semisch, Attorney, introduced Rich Knudsen, Engineer and Tara Bernard of DeVal Soils, to discuss the plan. Mr. Knudsen discussed C. Robert Wynn's 3/4/08 review letter. Item 1 – Mr. Knudsen acknowledged architectural elevation drawings must be submitted for review. Additionally, all the constraints issued in the Conditional Use approval will be met. Item 2 – The waivers of 8/2/06 have not changed. Item 3 – Revisions were made to include parking for trucks (with trailers) in the rear of the store; losing some spaces in the front, and redesigned the basin to accommodate the changes. Item 4 – Items noted in the November Traffic Study of GAI Consultants are will comply. PA Dot suggested to Mr. Semisch negotiation with the Geroni's to resolve the property issue. He stated he contacted them by certified mail, but they are not interested. They suggested the applicant purchase their property, but he said no. PA Dot stated they are not adverse to a design up to the Geroni property line, and continue on after the line. Mr. Semisch stated the applicant desires to offer a specific dollar amount, as noted in 4B, for contribution to a traffic signal at Rt. 313/Mt. View Road. Mr. Baluh stated a design has not been submitted as a basis for an amount for discussion with the Board of Supervisors. Items 4C & 4 D will be addressed with plans submitted to the Township prior to submission to PA Dot. Item 5 – The Township must determine if the landscape plans are satisfactory.

Item 6 – The applicant will comply with O & M agreement items pertaining to stormwater management. Item 7 – Extensive grading is planned; Mr. Knudsen plans to keep the top soil on site. Steve Baluh wants calculations submitted to check the balance; knowing that contractors do make changes during grading; but wants changes to be minimal. Item 8 – BCCD and NPDES permit approvals are will comply. Item 9 – The on-lot water supply proposed, including items 9A, B, C, D, and E are all will comply. Item 10 – was discussed later in the meeting.

**East Rockhill Township Planning Commission  
Minutes of Meeting - April 10, 2008**

The second paragraph, is a will comply. Item 11 - Steve Baluh did not have specific issues regarding the parking area lighting. However, the board requested lights be off an hour after stores are closed, including store identification signs. Security lighting will remain. Item 12 – Typical development/financial security agreements will be executed with the applicant; a will comply. Item 13 – Well and sewage system on the Reinbott property will be shown on the plan. Item 14 – Additional comments will be forthcoming upon receipt of future revisions and information received.

Item 10 – Scott Semisch introduced Steve Yates, of DelVal Soils, for discussion on the on-lot sewage system. Two sand mound systems are proposed at the front of the site, with estimated flow of 4700 gpd between the two. Reserved fill sites are shown. Steve Baluh stated due to on-site conditions, the Township has concerns the mounds will not be suitable for additional flows. Mr. Yates stated DEP wants assurance and it will be provided. The system is similar to a residential on-lot system, and closely monitored. The health department's concern is – do not exceed the flows. Mr. Yates would rather monitor what goes into the mounds, rather than water flows. Flows are measured by the use of a flow meter. The septic tanks will be pumped out every 2-3 years. Audible and visual alarms are used as part of maintenance program. Mr. Semisch stated clearing trees in the reserve area was requested; however, zoning requires maintaining 40% tree coverage which the project has already reached. He continued with citing Section 520E requirement, if you have a reserve, it must be kept in its natural state. Mr. Yates stated these sites will be filled first. Discussion on maintenance procedures included supplemental pumping and hauling, monitoring the system, and including additional verbiage in the previously signed Operation and Maintenance Agreement. Mr. Yates offered that an action plan can be in place if a problem arises. Mr. Baluh stated the Township does not want to see this turn into a package treatment plant discharging into the channel at the back of the property. The Township wants anything that can be done to preserve the on-site system.

It is unknown how many surrounding wells were monitored. The information will be submitted. A well guarantee agreement is required for the commercial development. Neighboring wells are shallow; this well is 500' deep. The fire company has not been given the plan for review. The meeting continued with discussion on the review of the submitted traffic study. The study was not signed or sealed by the engineer, and it was unknown why. Mr. Baluh commented that not enough geometry about the entrance to the site was given. The review letter denoted insufficient items and incorrect calculations used. The reviewer stated the Traffic Study must be revised in its Item 18. Mr. Semisch requested conditional preliminary approval. Mr. Nyman noted the second part of Item 9 in a 9/2/04 review requesting fire company review was not done.

**East Rockhill Township Planning Commission  
Minutes of Meeting - April 10, 2008**

A conditional approval cannot be given. Steve Baluh noted items of importance for an approval: Fire company review, framework for the sewage system maintenance agreement, response to the traffic study review, and confirmation on the well depletion agreement. It may include a full set of HOP plans for review. Discussion on the difference between desirable safe stopping distance and minimum safe-stopping distance pertaining to Item 13 of the traffic study review ensued; PA Dot requires the minimum if desirable cannot be met; however, either was not met. The parking plan is considered suitable.

Prowler Properties – Village at East Rockhill – Cheryleen Strothers and Tim Gulla were present to discuss C. Robert Wynn's 3/6/08 review letter. Item 1 – Describes conditions of the Zoning Hearing Decision and buffer issues along the neighboring Nietupski property. Discussions with the Nietupskies have yielded their wishes for evergreen trees rather than deciduous trees. Item 2 was deferred until discussion of the Traffic Study review. Item 3 – Cheryleen had discussion with the Knisley's and is awaiting confirmation from PA Dot concerning the right of way. Item 4 – The well is 15' from the property line. Item 5 – The Township has the planning modules for approval and the O & M Management Agreement is signed. Item 6 – Building "B" is a proposed bank site; a rendering is unavailable as it is unknown which bank will occupy it. Mr. Gulla passed architectural renderings of the other buildings. The board reiterated whatever bank is retained, must comply with the standards set forth in any approval. Item 7 – Pertains to the waivers requested. Item 8 – The right of way dedication and legal descriptions requirement is a will comply. Item 9, 9A, B, & C – Stormwater management comments are will comply. Item 10 – E & S approval is received and awaiting the NPDES Permit approval. Item 11 – Property monumentation is a will comply. Item 12 – Affects of proposed shoebox lighting height and location of same, hours of operation, and security lighting were discussed. Item 13 – The installation of replacements trees, is a will comply. Item 14 – Typical development/financial agreements are will comply. Item 15 – Engineering/drafting details is a will comply; #19 – A snout on inlet #16 is in place due to its location in a sump condition; it will stay.

Cheryleen discussed the 4/10/08 review of the Traffic Study. Item 1 – This is a statement regarding general compliance with Township ordinances and traffic engineering standards. Item 2 – The review comment, if service is below certain levels, it has to be increased. Item 3 – Cheryleen is requesting a waiver from including the Rt. 313/563 intersection in the study area. They've met with the Township and PA Dot regarding the improvements being made at 5<sup>th</sup> Street and Rt. 313, and do not see the need for the other. Steve Baluh agreed. Improvement at the other intersection could be a result of development of lots located there in the future.

**East Rockhill Township Planning Commission  
Minutes of Meeting – April 10, 2008**

Item 4 – This is a typo and will be corrected. Item 5, 6, and 7 are all will comply. Item 8 – A statement that concurs with the access layout. Item 9 – This comment refers to the total build-out of both developments. Cheryleen offered with this development they're creating a left hand turn lane approaching Rt. 313 on Fifth Street; a straight lane, and right-turn lane. Due to timing, PA Dot requires a left-hand turn lane on Hagersville Road approaching Rt. 313. Widening will occur on the Stan's Stop side; but not curbed. Curbing will be located on 5<sup>th</sup> Street, and the intersection will be somewhat straightened. With the second development, improvements will be made to Rt. 313. She showed the board schematics on how that is to be accomplished. Discussion will occur with (Scholl) owners when the next development is underway and improvements must be made. Any development on the Scholl property would require improvements. Item 10 – A plan showing all improvements is requested; however, Cheryleen stated it cannot be done on one sheet; she'll work on intersection detail. Item 11 – The traffic engineer reviewed the second report; he should review the first report which will answer his questions on phasing. Item 12 – Steve Baluh stated the study showed traffic backing up at the intersection on 5<sup>th</sup> Street at Rt. 313. The review shows the improvements eliminate them. Cheryleen assured Anne Klepfer that any water is being channeled away from the intersection. Item 14 – Sight distances are shown on the plan. Item 15 – Turning radius will be corrected. Item 16 – Cheryleen will discuss lane taper issue with her traffic engineer. Item 17 – A stop sign on 5<sup>th</sup> Street suggested by PA Dot will be discussed. Item 18 – A concrete island, recommended by the reviewer, could be considered during the Stan Stop development. Item 19, 20, and 21 are will comply. Item 22 is a will comply. Item 23 and 24 are comments; the information is shown on the plans.

The plans have been sent to PA Dot. Cheryleen requested conditional preliminary approval. An additional waiver is to be added to the previously submitted waiver letter. It is for showing existing features within 100' of the property, along with a traffic count study for intersections within ½ mile, and from sidewalk installation along Rt. 313 and 5<sup>th</sup> Street. Sam Martin motioned to recommend to the supervisors that conditional preliminary approval be granted based upon tonight's discussion, the satisfaction of conditions met in the 3/6/08 C. Robert Wynn's review letter, and the recommendations of the traffic study review. Dave Nyman seconded the motion; it passed unanimously. Dave Nyman motioned to approve the signing of the planning modules for the project; seconded by Nancy Booz. Motion passed unanimously.

Pennridge School District – Synthetic Turf Field. Doug Taylor, D'Huy Engineering, addressed the lighting issue which arose during last month's plan review. Four poles, 70' high, are now proposed.

**East Rockhill Township Planning Commission  
Minutes of Meeting – April 10, 2008**

He stated it's the minimum height for safe, aerial-type sports, although the 98' is still preferred. The lights will have shields to protect the ambient glow, directing light onto the field.

The hours of operation are Monday through Friday, to 10 PM. He will ask the School Board to consider no activity on Saturday and Sunday evenings. Chairman Frankenfield stated it was for the consideration of the neighbors who don't have the choice during the week, that they get a break on the weekend. Anne Fenley offered that 10 PM is late, considering clean-up will take another half an hour; 9 PM is better. Application to the zoning hearing board will occur. Doug stated a PA system will not be used. Anne Klepfer asked if the school had a tall, illuminated flag pole on the site. The new district office has one. Dean queried the audience for comments. Jim Weikel, 1427 N. Ridge Road, stated he showed pictures at the Supervisor's meeting. He doesn't have any trees (for buffering) at his home. He was contacted by Dr. Kish. He's in agreement with tonight's discussion. He enjoys the band practicing, but not late at night. Anne Klepfer asked if any legal agreement can be arranged. Steve Baluh answered stipulations could be made. Everyone agreed there has to be a balance of use, for the school and the general public.

New Business – Success Rehabilitation Sketch Plan – Douglas Hunsinger, Keystone Engineering, explained the plan proposes a, less than 3000 sq. ft. office addition to provide additional office and therapy rooms for existing staff and clients. It does not increase plant or staff load, but due to privacy regulations, provides private areas for clients (HIPPA Laws). Existing water system and package treatment plant provides adequate capacity. Seventy-seven parking spaces are provided. BCPC desires re-striping of some spaces for handicapped parking. Anne Klepfer stated a special exception is required due to expansion of a non-conforming use. The C. Robert Wynn's review letter of 4/1/08 was discussed. Item 1 – Refers to the previous statement. Item 2 – Buffer areas will be identified on the plan. Item 3 – Parking in the lots, rather than on grass areas, will be encouraged, and striping will be added. Item 4 and 5 – Natural resources, site capacity calculations, and record plan requirements will be added to the plan. Item 6 – Steve Baluh met with the public works director regarding some paving and drainage improvements that are needed to correct instances of ponded water in the driveway area. Item 7 – Dedication of the ultimate right of way and legal descriptions are a will comply. Item 8 – The site is mostly wooded. If replacement trees are needed, an open area is available in the front of the building. Item 9 – Proposes no changes to water draining to the creek. A full detention basin is not necessary, but through best management practices, perhaps a rain garden i.e., to prevent contamination and direct discharge into the creek. Anne Klepfer stated it aids in adhering to MS4 requirements.

**East Rockhill Township Planning Commission  
Minutes of Meeting – April 10, 2008**

Item 10 – Information on the protection of the sewer lateral under the building and the construction entrance, will be placed in a note on the plan. Item 11 – BCCD resubmission is a will comply. Item 12 – Monumentation will be provided. Item 13 – Changes to the lighting should be noted, such as security lights for exit doors. Item 14 – Revisions are needed for accurate site conditions. Item 15 – This explains the requirements for any waivers requested. Item 16 – Additional comments will be issued upon any new submission. Dave Nyman suggested someone who is familiar with the operations appear at a future meeting.

ERT – Police Station Minor Plan – Steve Baluh presented the plan which subdivides a five acre lot at the front of Willard H. Markey Park to be conveyed to the Pennridge Regional Police Department. Beginning at the entrance road, it extends across the front towards the airport property. It's 230' from the road to the edge of the driving range. The police commission is working on studies as to the building's size and location. A totally separate land development plan will be submitted at a later date. An easement along the outside property line will enable the school district walking path (across from the park) to join the township's walking path. The path which crosses the front will be moved, and the netting for the driving range will be altered. An easement by the entrance road will be put in place for future signs and flag pole. The BCPC review stated it will enhance the effectiveness of police coverage and protection. Additionally, similar comments regarding the walking path realignment and driving range safety were noted. No money is being exchanged; it is being deeded to the commission. It may appeal to surrounding departments to join the department due to its location. If the department is ever dissolved, the land would revert back to the Township. Dave Nyman added water and sewer exists at the site. A one-story building is planned due to its proximity with the airport. Anne Klepfer responded to a question of resident Barry Silver regarding the police commission. Recently, the inter-municipal agreement was readopted amending the provisions to reflect that Sellersville Borough is no longer a member. The entity is the same, the physical location is changing. No jail is planned. West Rockhill and East Rockhill Township Supervisors agreed on this move at previous meetings, and the current newsletter contains an article about it.

Discussion ensued regarding Perkasio Borough Authority's well #8 on Three Mile Run Road; in addition to new connections offered to School House Road residents, and Schwenkmill Road residents. Mr. Weikel questioned the former sewer line that served R.B. Deibler Elementary. It has been abandoned. Jim Weikel asked about lighting and funding of the police building. He also commented about safety at the entrance to the park during park activities. The entrance will be on Ridge Road near where the current sign is, but other entrances will be evaluated.

**East Rockhill Township Planning Commission  
Minutes of Meeting – April 10, 2008**

Nancy Booz made a motion to recommend to the supervisors final plan approval, seconded by Anne Fenley. Motion passed unanimously.

Nancy Booz made a motion to deny the Pettit and Wright Plans unless extensions are received, seconded by Dave Nyman. Motion passed unanimously.

Dave Nyman made a motion to sign the 10 lot, Buck planning module, seconded by Nancy Booz. Motion passed unanimously.

Anne Fenley made a motion to adjourn at 10:05 PM, seconded by Dave Nyman. Motion passed unanimously.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary