

East Rockhill Township Planning Commission

Minutes of Meeting – August 14, 2008

The meeting was called to order by Chairperson Dean Frankenfield with the following members present: Brenda Sears, Jim Valletta, Sam Martin, Dave Nyman, Anne Fenley, and Township Engineer Steve Baluh. Not in attendance were member Nancy Booz and Manager Anne W. Klepfer.

The correspondence received is listed on the Agenda. Dean requested visitors sign-in at the door. A correction to the June 12 minutes, page 1, 4th paragraph, first sentence should read, "*the Township* was looking for the method"... Dave Nyman motioned to accept the June minutes as corrected. A correction to the July 10 minutes, page 2, second paragraph, last sentence should read; "*with one abstention of Jim Valletta.*" Anne Fenley motioned to approve the minutes as corrected, seconded by Jim Valletta, which passed unanimously.

New Business – Rockhill Builders - Felix Slipak stated the site consists of approximately 5 ½ acres on Callowhill road, with an existing cape cod-style home on the front of Lot 1. He continued the discussion of C. Robert Wynn's review of 8/4/08. Item 1 – Density calculations to be noted on the plan, is a will comply. Item 2 – Replacement tree calculation was not submitted. Mr. Slipak mentioned submitting a waiver. However, the Board desires the requirement be maintained. Item 3 – Lot 2 will be deed-restricted; it's a will-comply. Item 4 – Mr. Slipak noted his variance request contained an error; he is not looking for relief from the perimeter buffer yard. The buffer will be delineated which may suffice for buffering and not require additional plantings. Discussion during the brief work session prior, suggested buffering the property to the west. Mr. Slipak stated currently trees line the current driveway. Dean offered some cutting and/or tree protection may be necessary during paving of the driveway. The pines and existing vegetation will be shown on the revised plan. Item 4A – Wetland survey requirement, is a will comply. Item 4B – Installation of street improvements – A cost estimate will be submitted as required by the ordinance, as a request for a waiver was submitted. This would be submitted to the Supervisors for discussion. In addition, Steve Baluh discusses possible improvements with public works. Item 4C – Steve Baluh stated two existing trees would suffice for the street tree requirement. Item 4D – A waiver is requested for installation of stormwater facilities on Lot 1. Steve Baluh offered the Township is concerned with the area around the house; limit of disturbance with the "new" impervious surfaces. Item 4E – Financial security would be for stormwater management installation, and any improvements along the road – be it via a state permit and/or township improvement requirements.

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Item 5 – Detailed driveway entrance will be shown on the revised plan; is a will comply.

Item 6 – Lot 1 is connected to Perkasio Borough Water and Sewer and that information must be placed on the plan, including supply services to Lot 2. PennDOT permit must be obtained. The PNDI clearance letter must be sent with planning module exemption request in addition to a letter from PWTA that the additional connection will not create an overload in five years. Item 7 – Fee in lieu of for recreation land for the new building lot, is a will comply. Item 8 – Dedication of ultimate right-of-way of Callowhill Road, is a will comply. Revised legal descriptions will be submitted. Item 9 – BCCD approval, is a will comply. If necessary, an NPDES permit must be obtained (form more than one acre of earth disturbance). Item 10 – Monumentation certification, is a will comply. Item 11 – As discussed in Item 4a, is a will comply. Item 12 A – G, various drafting details to be corrected or added, is a will comply. Item 13 – Additional comments may be forthcoming after review of submission of additional documentation.

A new waiver request letter will be submitted with revised plans. The BCPC review of 8/7/08 was similar. One comment -Item 5 – an existing well house will be removed and capped as required.

There being no further business to come before the board, the meeting was adjourned at 7:55 PM on motion of Dave Nyman, seconded by Anne Fenley and the motion passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary