

EAST ROCKHILL TOWNSHIP
PLANNING COMMISSION MINUTES

September 10, 2009

The September 10, 2009 Regular Meeting of the East Rockhill Township Planning Commission was called to order by Chairman Dean Frankenfield at 7:30 PM. Also present were Vice-Chair Nancy Booz, and Members Brenda Sears, Sam Martin, David Nyman and Bert Daikeler. Anne Fenley did not attend. Also present was Township Engineer Steve Baluh, P.E. and the Township Manager Anne Klepfer arrived at 7:50 PM.

Minutes: By motion of David Nyman, seconded by Nancy Booz, the Minutes of June 11, 2009 and July 9, 2009 were approved.

Correspondence: Correspondence listed on the Agenda was noted as received.

Old Business

Geisert 5-lot subdivision Blooming Glen Road. The applicant's representative J. Cheryleen Strothers of Cowan Associates was before the Commission to follow up on C. Robert Wynn letter dated September 3, 2009.

1. Shared access easement documentation to be prepared in a manner satisfactory to the Township Solicitor. **Applicant stated they will comply and that the documentation is being provided to the Solicitor.**
2. Area within the right-of-way of Blooming Glen Road to be offered for dedication to the township by easement. **Applicant has complied.**
3. Verification of approval of the E&S Control Measures Implemented during earthmoving activities must be received from BCCD. It was noted that the NPDES Permit approval is pending PADEP approval of the Sewage Facilities Planning Module. **Applicant acknowledged this requirement.**
4. Storm water Management is proposed via installation of individual storm water BMPS for Lots 1,3, and 4. Storm water details have been revised in accordance with conditions of preliminary approval and appear satisfactory. **Applicant agreed to enter into the required Operation and Maintenance Agreement to guarantee the long-term viability of the storm water BMPs. The design engineer agreed to submit an O&M maintenance schedule to be incorporated into the agreement.**
5. Drainage/trail easement should be established along the riparian buffer and pond, as shown on the plan, to ensure protection from future development/disturbance, in a form satisfactory to the Township Solicitor. Additionally, maintenance responsibility for pond should be disclosed to the Kahraborkina property. **Disclosure will be made in a form satisfactory to the Township Solicitor.**
6. Appropriate approvals must be received from PADEP for proposed utility line crossing of Waters of the US/wetland in the rear of Lot 4. **An application to PADEP has been made.**

7. Sewage Facilities Planning Modules have been approved by the Township for proposed service via construction of a low pressure force main system with individual grinder pumps. Submission to DEP is awaiting completion of the sewage maintenance agreement. **Applicant noted that the sewage maintenance agreement is being prepared by the Township Solicitor and acknowledge the need to purchase the sewer capacity from East Rockhill Township. The Planning Module will be submitted to PADEP with the executed O&M Agreement.**
8. Outboundary property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. **The applicant will comply.**
9. Deed of consolidation for Lot 5/TMP #12-27-5 should be recorded in a manner satisfactory to the Township Solicitor. Legal descriptions for the same were previously submitted and are satisfactory. **The applicant will comply.**
10. A contribution in-lieu-of replacement trees/reforestation requirements, pursuant to Section 22-517 of the SALDO, must be resolved in a manner satisfactory to the Township. **The applicant has met on-site with the Township Engineer and has determined there is approximately a half acre of reforestation required and will offer a fee in-lieu-of replacement. The agreed upon fee is estimated at \$2,500.00.**
11. Modification of the Land Development Ordinance Requirements (cartway widening, curb, and sidewalk) were approved with the preliminary plan, subject to resolution of a contribution in-lieu-of improvements. **The applicant has submitted cost estimates that are under review by the Township and has agreed to pay the fee in lieu of full improvements.**
12. Removal of silt and stabilization of swale bed and banks within the existing swale between the adjoining Slotter property and Lot 5 upstream of the pond must be resolved in a manner satisfactory to the Township. Upon resolution, cost of improvements to be installed by the applicant will be credited to the required contribution in-lieu of waived improvements as noted above. **Applicant is in agreement and will work out the details with the Township. Applicant proposes that the Township utilize the fees in-in-lieu of full road improvements to complete these improvements.**
13. Development/Financial Security Agreement must be executed between the Township and applicant to guarantee installation of public improvements including, but not limited to, street improvements, driveway entrance, stormwater management, sanitary sewer facilities, and erosion/sedimentation control. An Opinion of Cost dated August 5, 2009 was submitted by the design engineer and is under review. Applicant requested that individual lot improvement escrow be separated from "common" improvements, and be deferred until lots are constructed. At a minimum, the Township Engineer recommends that the diversion swale and replacement trees along the Matz property be included in the common improvements. **The Applicant will work out these details to the satisfaction of the Township.**

By motion of Anne Fenley, seconded by Nancy Booz, the Planning Commission recommended the Kurt and Cynthia Geisert Subdivision for Final Plan Approval subject to satisfaction of the terms and

conditions contained in the September 3, 2009 C. Robert Wynn Associates review letter and satisfying the outstanding items with the Board of Supervisors. The motion carried 6-0.

Suburban Zoning Draft Ordinance

The Planning Commission reviewed the draft Suburban Zoning Ordinance Amendment dated June 29, 2009. The highlights of the discussion are as follows:

1. Maximum building coverage and maximum impervious surface for various dwelling unit types should be amended. They recommended:

| Dwelling Type | Maximum Building Cover per Lot | Maximum Impervious Cover per Lot |
|------------------------------|--------------------------------|----------------------------------|
| Detached Dwelling | 30% | 40% |
| Detached Dwelling Off Center | 32% | 42% |
| Village House | 35% | 48% |
| Twin | 35% | 55% |
| Duplex | 30% | 58% |
| Multiplex | 40% | 66% |
| Townhouse | 55% | 85% |
| Village Townhouse | 55% | 85% |
| Apartment | N/A | 55% |

2. They recommended a minimum clubhouse size of 2,100 square feet for age qualified developments containing 0-100 units.
3. They recommended that age qualified use provisions should include a requirement that all site amenities meet current ADA accessibility requirements. They requested that the Township Engineer's office contact BCPC to investigate if they recommend a minimum percentage of dwelling units be constructed as ADA accessible units.
4. They recommended that Riparian buffer regulations be amended to included the following provisions:
 - A. (Page 10 Subsection (2) (a)) Perennial and intermittent stream channels shall include all those channels identified on current USGS maps and NRCS soils maps of the Township. The Township or the applicant may obtain a consultant to verify the delineation of a stream channel if, in the opinion of the Township or applicant, stream channel information contained on the above published mapping is believed to be inaccurate. The study shall evaluate the hydrologic conditions during average springtime non-

drought conditions. Additional information may include other mapping produced by state or federal agencies, and an Army Corps of Engineers Jurisdictional Determination. All costs incurred by the additional studies shall be the responsibility of the applicant.

- B. Ephemeral watercourses shall be protected from disturbance by establishment of a 30' wide easement centered along the watercourse.
5. They recommended amending wetland margin requirements of Section 27-1900 of the Zoning Ordinance to specify a graduated setback dependent on the size of the (contiguous) wetland, including 100 feet setback for wetlands in excess of one acre, 75 setback for wetlands between 0.75 and 1 acre, a 50 foot setback for wetlands between 0.5 acres and 0.75 acres, and a 25' setback for all wetland areas up to the 0.5 acres.
6. In addition to the modifications of riparian buffers and wetland buffers noted above, resource protection requirements should be revised to specify that no resource restricted areas, including margins and buffers, may encroach within the lot area of a residential unit, except for single family dwellings.
7. The maximum number of townhouse units which may be attached as specified in Use B-3 should be revised to permit no more than 60% of the townhouse blocks to not exceed five dwelling units. The remaining 40% shall contain four or less units. The varied size buildings must be intermixed through the subdivision to avoid a uniform design scheme. Additionally, entrances for end units shall be located on the side of the unit.

New Business

Allan Nyman Subdivision:

The Planning Commission reviewed the August 6, 2009 review letter from C. Robert Wynn Associates. No one representing the applicant was present. It was noted that a Zoning Determination dated September 8, 2009 was issued by Mike Gardner, Zoning Officer, confirming that a riparian buffer is not required. The Planning Commission discussed and agreed that a 30' wide easement centered along the drainage channel should be proposed. The Planning Commission will wait for a resubmission for further discussion of this project.

Peace Lutheran Church: Nancy Booz made a **motion** to deny the Peace Lutheran Church plan unless an extension is received, David Nyman **seconded**, all voted in **favor**.

B&D Custom Builders: It was noted that the Planning Commission had previously recommended to the Board of Supervisors that the B&D Subdivision Plan be denied for lack of activity if the applicant failed to resubmit plans.

Adjournment: With no further business or additional public comments, David Nyman moved to adjourn the meeting at 8:10 PM. The motion was seconded by Bert Daikeler and the meeting adjourned.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Anne Klepfer
Township Manager