

EAST ROCKHILL TOWNSHIP  
PLANNING COMMISSION MINUTES

November 12, 2009

The November 12, 2009 Regular Meeting of the East Rockhill Township Planning Commission was called to order by Vice-Chair Nancy Booz at 7:30 PM. Also present were Members Anne Fenley, Brenda Sears, David Nyman and Bert Daikeler. Dean Frankenfield and Sam Martin did not attend. Also present was Township Engineer Steve Baluh, P.E. and Township Manager Anne Klepfer.

Minutes: By **motion** of David Nyman, **seconded** by Anne Fenley, the Minutes of October 8, 2009 were **approved 5-0** with two corrections.

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

**Old Business**

Suburban Zoning Ordinance

Steve Baluh reviewed the draft ordinance attached to correspondence from Patrick Armstrong, Esquire dated November 5, 2009.

The comments from the Planning Commission's last review were made to the draft. Subsequently comments and changes from a staff meeting were also added. Mr. Baluh reviewed those changes and several other changes he is recommending.

1. Entrances to End Units. The Planning Commission had recommended that the end units of the town homes have side entrances. The discussion at the staff meeting was a concern that requiring all end units to have side entrances might be too restrictive. The suggestion that came out of the staff meeting is to provide several options for the builder to choose either side entrances or architectural door treatments, additional landscaping, or stepped units. The Planning Commission was comfortable with that change.
2. Page 5 of the Ordinance regarding Natural Resources protection on small building lots, to exclude the protected areas from being within the lot areas. The Planning Commission was in favor of this restriction on small lots in a Performance Standard Development.
3. Clubhouse Size. There was a typo corrected.
4. Accessory Uses proposed for clubhouse. The Planning Commission discussed what is intended by permitting a "coffee shop". Steve Baluh said the size of a retail space is restricted to 1,500 square feet. This space is in addition to the clubhouse space. He did agree that a coffee shop may need to be defined further by limiting the level of food service to prohibit a full service restaurant. Planner John Kennedy suggested restrictive language indicating that the coffee shop is not for the general public.
5. Anne Fenley brought out a reference error.

6. Under the Riparian Buffer Section, extraneous language that goes beyond the DEP definitions about watercourse clarifications has been removed. These modifications also include the addition of an appeal process for the Township or the applicant to appeal. The final decision will be made by the Board of Supervisors. An applicant can argue that the classifications are wrong or that the topography of the site do not warrant the full riparian buffer. The Planning Commission was comfortable with this.
7. The section on what is permitted and is not permitted in Zone 1 and Zone 2 Riparian Buffers was amended. The paved trail can now go in Zone 1 at the discretion of the Board of Supervisors.
8. Language was cleaned up regarding what can cross a Zone 1 buffer.
9. Top of page 16 was changed to distinguish between dams and "in-channel damns" so it cannot be interpreted as a storm water basin. Sometimes it makes sense to have part of a basin in the Zone 2 buffer.

By **motion** of Bert Daikeler and **seconded** by Anne Fenley the Planning Commission voted **4-0-1** to recommend that the draft Suburban Zoning Ordinance be moved to the Board of Supervisors' agenda for their consideration. Mr. Baluh noted that the revised draft will also be re-submitted to the Bucks County Planning Commission.

**New business:** There was none.

**Public Comment:** There was none

**Other Business:**

Wright Subdivision: By **motion** of David Nyman and **second** by Brenda Sears, the Planning Commission **voted 5-0** to recommend the Board of Supervisors deny the Wright Subdivision Plan unless they resubmit before the December Planning Commission Meeting deadline.

Record Plans: The Minutes should reflect that by **motion** of Anne Fenley and **second** by Bert Daikeler, the Planning Commission **voted 4-0-1 to approve** the Alan Nyman Subdivision Plans for signature by the Planning Commission. Mr. David R. Nyman abstained from the vote.

Adjournment: With no further business or additional public comments, David Nyman moved to adjourn the meeting at 8:00 PM. The motion was seconded by Anne Fenley and the meeting **adjourned**.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Anne Klepfer  
Township Manager