

EAST ROCKHILL TOWNSHIP

PLANNING COMMISSION MINUTES

March 11, 2010

The March 11, 2010 Regular Meeting of the East Rockhill Township Planning Commission was called to order by 2010 Chairman Dean Frankenfield at 7:30 PM. Also present were Vice-Chair Nancy Booz, Secretary Sam Martin and members Anne Fenley, Brenda Sears, David Nyman and Bert Daikeler. Also present was Township Engineer Steve Baluh, P.E. and Township Manager Anne Klepfer.

Minutes: By **motion** of Mrs. Fenley, **seconded** by Mr. Daikeler, the Minutes of January 14, 2010 were **approved 7-0**.

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

Old Business:

SALDO Ordinance Amendment/Proposed Traffic Impact Study Requirements: The Planning Commission reviewed the draft ordinance, the January 14, 2010 C. Robert Wynn Associates correspondence and the draft Bucks County Planning Commission review letter. The following revisions were recommended by the Planning Commission:

- Revise section 22-406.4.B to add a final sentence indicating that when state roads are involved, the applicant should also consult with PennDOT with regard to defining the study area. Also delete the words 'within the township' in the first sentence.
- Revise section 22-406.65.H to entirely delete the last sentence in the second paragraph relating to Bucks County Transportation Study.
- Alphabetize the definition listings in section 22-406.4.
- Revise reference at end of section 22-406.3 from 'i.e.' to 'e.g.'
- Revise the fifth sentence in paragraph 2 of section 22-406.5.B to read: "this information shall be obtained from the 12-year Highway Capital Program for the Delaware Valley Region, Pennsylvania Department of Transportation, Bucks County Planning Commission, and the November of 1994, the *Transportation Improvements Plan—Route 313/663 Corridor, Bucks County, Pennsylvania*.
- Revise section 22-406.5.C to require 'five' year accident history.
- Revise first sentence in section 22-406.5.G to read "...operate at a level of service D or better for all movements and level of service C for the overall intersection."
- Revise second sentence in first paragraph of section 22-406.5.H to read "...intersections showing a level of service below C for the overall intersection and level of service D for any movement shall be considered deficient..."
- Add subsection (5) to section 22-406.5.G to read: "Traffic calming measures should be incorporated as part of all improvement design, consistent with PennDOT Traffic Calming Handbook, Pub 383."

Mr. Nyman **moved** to recommend to the Board of Supervisors that subject to the above recommended changes, the Board consider the Ordinance for adoption. The motion was **seconded** by Mrs. Booz and **approved 7-0**.

Village Commercial Zoning Amendment: The Planning Commission Reviewed the Draft Village Commercial Zoning Amendment that was revised per their recommendations and submitted to the Bucks County Planning Commission for review. They reviewed the Bucks County Planning Commission review letter dated March 3, 2010 and correspondence from John and Janet Reidler requesting tax parcel 12-9-268 be considered for inclusion in the VC or VR district. They also reviewed with Mr. Tim Gulla, Mr. Gulla's March 8, 2010 letter to Mrs. Klepfer that outlines his concerns and suggestions regarding the draft ordinance and the impact on his properties.

The Planning Commission reviewed the request from Mr. and Mrs. Reidler and was not inclined to recommend adding the subject property to VC or VR districts. They reviewed with Mr. Gulla, his concerns regarding the language in the ordinance regulating electronic signs and agreed that their intent with regard to electronic images and text could be clarified. With regard to other items of concern, they agreed to take Mr. Gulla's concerns under advisement and continue to look for desirable model signs to consider.

Public Comment: None

New business: None

Other Business:

The Planning Commission noted that the Township has received a 12-month extension of time for review of the Peace Lutheran Church.

Adjournment: With no further business or additional public comments, Mr. Martin **moved** to adjourn the meeting at 9:04 PM. The motion was **seconded** by Mr. Nyman and the meeting **adjourned**.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Anne Klepfer
Township Manager