

EAST ROCKHILL TOWNSHIP

PLANNING COMMISSION MINUTES

May 13, 2010

The May 13, 2010 Regular Meeting of the East Rockhill Township Planning Commission was called to order by 2010 Vice-Chair Nancy Booz at 7:30 PM. Present were Secretary Sam Martin and members Anne Fenley, Brenda Sears, David Nyman. Also present was Township Engineer Steve Baluh, P.E. and Township Manager Anne Klepfer. Absent were Dean Frankenfield and Bert Daikeler.

Minutes: By **motion** of Mr. Nyman, **seconded** by Mrs. Fenley, the Minutes of April 8, 2010 were **approved 5-0**.

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

**Old Business:**

Village Commercial Zoning Amendment: The Planning Commission reviewed the Draft Village Commercial Zoning Amendment. Mr. Baluh reviewed the changes that were incorporated since the last meeting. A definition of "Monument Sign" will be added. The Planning Commission was satisfied with the revisions and asked Mrs. Klepfer to place it on the Board of Supervisors' Work Session and their June Agenda. Mrs. Klepfer will also notify and provide a draft to Mr. Gulla whose zoning change request initiated work on the Ordinance as recommended in the Comprehensive Plan. In June, if the Board of Supervisors does not ask the Planning Commission to work on the Ordinance more, it is anticipated that they will recommend it be forwarded to the Bucks County Planning Commission for final review and to the Board of Supervisors for consideration of adoption.

**Public Comment:** None

**New business:**

Geisert Subdivision: The applicants and their representative Cheryleen Strothers were present to ask the Planning Commission to recommend **amended** final plan approval for their revised Final Plan for the Geisert 5 lot subdivision. The only changes made were to the delineation of the easement around the pond on Lot 5 which is to be conveyed to a neighboring property. The easement will now follow the edge of the tree line and pond vegetation and will exclude the areas that are currently maintained as lawn. By **motion** of Mr. Martin and **second** by Mr. Nyman, the Planning Commission voted **5-0** to recommend to the Board of Supervisors approval of the revised Geisert Subdivision Final Plan.

High Tract: No representatives of the High Tract were present, however multiple residents and neighbors of the subject property were present and voiced multiple concerns. In particular the residents and neighbors were concerned about natural resource protection, stormwater management and potential drainage problems, damage to their wells or reduced production from their wells because of new wells installed for the development and the potential for damage to their properties from blasting that may be necessary due to the extreme boulders and rock ledges on the property. The Planning Commission advised them of some of the Township's Ordinance requirements and said that

they would keep these concerns in mind during the review process. Mrs. Klepfer was asked to seek confirmation of the developer's attendance prior to placing the High Tract back on the Agenda.

**Other Business:** None.

Adjournment: With no further business or additional public comments, Mr. Nyman **moved** to adjourn the meeting at 8:40 PM. The motion was **seconded** by Mrs. Sears and the meeting **adjourned**.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Anne Klepfer  
Township Manager