

**East Rockhill Township  
Planning Commission  
Meeting Minutes  
July 14, 2011**

**I. Call to order**

Chairman Dean Frankenfield called to order the regular meeting of the East Rockhill Township Planning Commission at 7:30 PM on Thursday, July 14, 2011 at the Township Municipal Building, 1622 N. Ridge Road, Perkasio, PA 18944.

**II. Roll call**

Present were Chairman Frankenfield, Vice-Chair Nancy Booz, Secretary David Nyman; members Anne Fenley, Bert Daikeler and Charles Turley as well as Township Engineer Steve Baluh and Township Manager Anne Klepfer.

**III. Approval of minutes from last meeting**

The minutes from May 12, 2011 were reviewed. By **motion** of Anne Fenley and **second** by Nancy Booz, the minutes were approved by a vote of 6-0.

**IV. Correspondence**

- a) Correspondence listed on the agenda was reviewed.
- b) A 90 day Extension dated July 14, 2011 was noted as received for the First Baptist Church Land Development application.
- c) A 60 day Extension dated July 14, 2011 was noted as received for the Select East Rockhill 5-lot Subdivision.
- d) Final Record Plans for the Oak Tree Auto Recycling Land Developed were received, found to be satisfactory and signed by the Planning Commission for signature by the Board of Supervisors and recording.

**V. Old Business**

**First Baptist Church Land Development Plan.** Church member Daniel Soliday and the Church's Engineer Paul Dietz, II, P.E. of Urwiler & Walter Inc. were present representing First Baptist Church. Mr. Soliday and Mr. Dietz reviewed the project. The Church has revised the plans in response to the May 6, 2011 Review letter and is prepared to review the latest review letter from C. Robert Wynn Associates dated June 24, 2011.

**Item #1.** Plan has been revised to reduce proposed total impervious surface ratio to 30%, consistent with the maximum permitted within the Cultural-Educational Zoning District. (Z.O. Section 27-1102) **This review item has been satisfied.**

**Item #2.** Stormwater Management Study, dated May 17, 2011, prepared by Urwiler & Walter, Inc., was submitted for the new underground basin to be constructed in the area of the building expansion. The study appears satisfactory. An Operation and Maintenance Agreement should be executed to guarantee proper function of the facility and permit Township inspection. General maintenance guidelines are listed on sheet 7 of 8, and should be included in the agreement. (Stormwater Management Ordinance 199, as amended). **Mr. Soliday indicated the Church will comply** with the Operation and Maintenance Agreement requirements. He also noted that the Church will add plantings to the existing basin.

**Item #3.** Parking data included on sheet 1 of 8 has been revised consistent with the proposed expansion. Maximum required parking is calculated to be 213 spaces. 312 total spaces are provided. (Z.O. Section 27-304.c1) **This review item has been satisfied.**

**Item #4.** Applicant previously advised that no additional site lighting is proposed. If building lighting is proposed, lighting should be identified on the plan, including isolux information. (SLDO Section 22-526) The applicant indicated that they are not adding new lighting but re-distributing existing lighting as indicated on the plan. **The applicant agreed to comply with this request should it become necessary.**

**Item #5.** Applicant submitted Perkasio Borough Authority water usage records as requested to determine required sewage capacity. The current average water usage is slightly above one sewage EDU. The parsonage in the rear is not connected to public water but is connected to sanitary sewer, requiring one EDU. The church previously purchased two sewage EDUs. Therefore, based on the above and anticipated increase in usage, one additional EDU should be purchased from East Rockhill Township. A Sewage Facilities Planning Module application/waiver should be submitted for the project. (SLDO Sections 22-403 & 520) **The applicant has agreed to purchase one additional EDU.**

**Item #6.** Verification of adequate public water service should be received in writing from Perkasio Borough Authority. (SLDO Section 22-519) **The letter has been received and this review item has been satisfied.**

**Item #7.** Verification of approval of erosion/sedimentation control measures to be implemented during earthmoving activities must be received in writing from the Bucks County Conservation District. If the limit of disturbance exceeds one acre, an NPDES Permit must be obtained from Bucks County Conservation District/PADEP for discharge of stormwater during construction activity. (SLDO Section 22-518) **The applicant will comply with this requirement.**

**Item #8.** Correspondence dated June 6, 2011 from Urwiler & Walter, Inc. requests waiver of Land Development Ordinance requirements related to the stormwater management facility (refer enclosed copy). Township should determine if the requested waivers are satisfactory. (SLDO Section 22-308)

**Item #9.** A Development/Financial Security Agreement should be executed between the applicant and Township to guarantee completion of proposed "public" improvements, including, but not limited to stormwater management, landscaping, and erosion and sedimentation control. (SLDO Section 22-606) **The Applicant will comply.**

**Item #10.** The following engineering/drafting detail items should be addressed:

- A. Stormwater pre and post shed plan sheets must be incorporated into the overall plan set.
- B. All references to hay as an acceptable mulch must be removed from the plan. Only straw mulch is permitted.
- C. Township Engineer signature certification must be removed from sheet 1 of 8.

- D. Proposed handicapped accessible parking stalls near kitchen must have a depth of 19 feet. (SLDO Section 22-523)
- E. Stop sign detail on sheet 8 of 8 must be revised to specify 30" x 30" size.

**Mr. Dietz said these changes have been made and will be reflected on the Record Plan Submitted for review.**

**Action:** *David Nyman moved to grant preliminary/final plan approval to the First Baptist Church Land Development pending receipt of the E&S permit approval, the Planning Module Exemption, approval of the recommended waivers and subject to compliance with the June 24, 2011 C. Robert Wynn Associates review letter. The motion was **seconded** by Nancy Booz and **approved 6-0**.*

VI. **New Business** - None

VII. **Adjournment**

**Chairman Frankenfield** adjourned the meeting at 8:30 PM following a **motion** by Charles Turley and a **second** by Bert Daikeler.

Minutes submitted by: Anne W. Klepfer, Township Manager

Minutes approved on: \_\_\_\_\_