

East Rockhill Township
Planning Commission
Meeting Minutes
September 8, 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, September 8, 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, Brenda Sears 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 July 14, 2011 were reviewed. By **motion** of David Nyman and **second** by Bert Daikeler, the minutes were approved by a vote of 7-0.

IV. Correspondence & Administrative Matters

- a) Correspondence listed on the agenda was reviewed.
- b) First Baptist Church Record Plans were signed by the Planning Commission
- c) A 60 day Extension dated September 7, 2011 was noted as received for the Select East Rockhill 5-lot Subdivision.
- d) A one year Extension dated September 6, 2011 was received from Peace Lutheran Church.

V. Old Business

Wright Subdivision: A proposed two-lot subdivision on 12.26 acres located within the Rural Residential Zoning District. Lot 1 contains an existing dwelling and outbuilding and is 4.72 acres (net) in area. Lot 2 is a proposed 7.48 acres (net) building lot. Lots are proposed to be served by onsite wells and sewage disposal systems. Both lots access Mountain View Drive. Mark Smith from Horizon Engineers was present to review the plan.

1. Class A buffer yard required around the perimeter of the property is identified on the plan in accordance with Section 27-1905 of the Zoning Ordinance. **Planning Commission determined the existing tree/hedge row along the property boundaries is adequate in-lieu-of buffer plantings.**
2. Wetland Report, dated August 2005, prepared by NOVA Consultants, LTD was received with the plan. The report concludes that there are no wetlands on the site. (SLDO Section 22-409) **The Planning Commission was satisfied this requirement was met.**
3. Correspondence dated August 3, 2011 received with the submission includes requests for modification of Subdivision Ordinance requirements (copy enclosed). Request includes street improvements (cartway widening, curb, and sidewalk), street trees, street lighting, and partial waiver of stormwater management requirements (refer comment below). A cost estimate for required improvements should be submitted for consideration of the waiver request and/or contribution. (SLDO Section 22-308) **The Planning Commission was in favor of the waivers and/or fees in lieu of improvements and the applicant agreed to prepare a cost estimate of the required improvements.**

4. Proposed lot line is not perpendicular from street line to rear lot line in non-compliance with Section 22-504.D of the Subdivision Ordinance. The applicant is going to revise his Waiver Requests to include a request for this waiver. **The Planning Commission was in favor of the waiver.**
5. Recreation land in the amount of 1,500 square feet per new dwelling unit, or \$1,900.00 fee in-lieu-of dedication of recreation land, is required in accordance with Section 22-525.1.C of the Subdivision Ordinance. **The Applicant will comply with the payment of the fee in-lieu-of the recreation land.**
6. Stormwater Management Report, dated August 3, 2011, prepared by Horizon Engineering Associates, LLC, was submitted with the plan. A stormwater management BMP is proposed at the rear of Lot 2. No stormwater controls are proposed for existing impervious surface on Lot 1. Based on location of the site in the provisional no detention zone, the Report is generally satisfactory noting the following:
 - A. Report must be signed and sealed by the responsible engineer.
 - B. Length of stone portion of the berm should be reduced.**The Applicant will comply.**
7. Highway Occupancy Permit must be obtained by the applicant from PennDOT for proposed Lot 2 driveway access along Mountain View Drive. Copy of the permit should be submitted for Township records. (SLDO Section 22-511) **The Applicant will comply.**
8. Sewage Facilities Planning Modules must be prepared for the proposed on-lot sewage disposal system, and require approval by Bucks County Department of Health, East Rockhill Township, and PADEP. (SLDO Section 22-520) **The Applicant will comply.**
9. Property monumentation should be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **The Applicant will comply.**
10. Any offsite wells in the vicinity of proposed sewage disposal systems should be shown on the plan. **The Applicant will comply.**
11. Development/Financial Security Agreement should be executed between the applicant and East Rockhill Township to guarantee installation of "public" improvements. An "Opinion of Cost" for same should be prepared by the design engineer and submitted for review and agreement preparation. (SLDO Section 22-606) **The Applicant will comply.**

Action: *Bert Daikeler moved to grant preliminary/final plan approval to the Wright Two-Lot Subdivision pending receipt of the E&S permit approval, the Planning Module Exemption, location of wells, approval of the recommended waivers, including a waiver for an irregularly shaped lot line, and subject to compliance with the August 29, 2011 C. Robert Wynn Associates review letter. The motion was seconded by Nancy Booz and approved 7-0.*

VI. **New Business** - None

VII. **Adjournment**

Chairman Frankenfield adjourned the meeting at 8:00 PM following a **motion** by Anne Fenley and a **second** by David Nyman.

Minutes submitted by: Anne W. Klepfer, Township Manager

Minutes approved on: _____