

**EAST ROCKHILL TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING – DECEMBER 9, 1999**

The meeting was called to order by Chairperson Nancy Booz. In addition to Ms. Booz, the following members were in attendance: David R. Nyman, Dean Frankenfield, Willard H. Markey, Roger Arnold, and Samuel V. Martin. Absent was Brenda Sears.

Nancy read the list of correspondence noted on the agenda. A motion was made by Willard Markey to accept the Minutes of November 11, 1999 as presented, and the motion was seconded by Dean Frankenfield and passed unanimously.

**Old Business:** It was noted that the linens for the PennHerr Subdivision were previously signed at the planning commission's work session.

**New Business:** Beverly Hall Conditional Use Application – the Board discussed this item also at the work session, no comments made at this time.

**Robert Jefferson Two-Lot Subdivision** – Robert Jefferson and Dan Hendricks were present to discuss the plan. C. Robert Wynn Associates letter of December 2, 1999 was reviewed. Item 1 – A riding academy is assumed to be on Lot 1. Applicant needs to supply further information. It was noted that just a few stalls are to be used for boarding; no large indoor arena is planned, and no horse shows are planned. Mr. Jefferson stated there is an existing building with stalls, and it was his intention to rent those out, maybe three or four horses and a self-care operation. It was suggested that the term riding academy be eliminated. There is an existing driveway, but no parking was shown for boarders. That will be shown on the plan. No plans to enlarge the building at this time.

Item 2 – If wetlands are on Lot 2 – the lot could not be easily developed. It was suggested the wetlands be delineated now as part of the subdivision. Item 3 – waivers will be requested for improvements. Cartway widening was discussed, as was the loss of trees during that process. The trees are mostly cedar trees, though some hardwood trees exist along the concrete pad. It was noted that street widening is recommended (about 3' of actual paving and grade it back to the right of way. Some of the grading would encroach onto his land. It was noted that the contribution formula (township tree fund) is for 'in lieu of curbing and sidewalks' Item 4 – Mr. Hendricks will put a statement citing that stormwater increase is minimal. Items 5 through 11 will be done as requested.

Question regarding the configuration of the lot line was due to the location of the two sites for septic system. These areas were the only viable location that passed percolation testing. Many test holes were done and they will be noted on the revised plan. It was suggested that road improvements be shown on the plan prior to any conditional approval.

**Cheryleen Strothers – Informal Sketch Plan** -Old Bethlehem Road – This is regarding TP 12-11-57-1 and TP 12-11-57. The board was shown a sketch. There is an existing dwelling. It is hoped to consolidate the two lots and divide them into three lots. Twenty-

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five feet would come from 12-11-57-1(200'width) and add to 12-11-57. (115' width)Both lots are involved in the subdivision. A 25' strip would be removed from one lot to provide access to a lot in the back portion. Would a zoning violation occur for 12-11-57? Do they have to meet the 150' width across the road frontage? Will it affect the non-conformity? There are septic system issues involving the health department, and Cheryleen wants to be sure no other zoning issues are involved. The existing deeded access easement serves the Garges property behind the property in discussion. The Garges property also has a driveway to Butler Lane. John Cornell will have to make a determination as to the definition of the number of tiers of lane lots that would be permitted. It was noted that this was part of the former Drumbore Subdivision.

**Rachel Adler – W. Rock Road - Lot Line Sketch Plan** – Ms. Adler asked whether if she could share the existing driveway of her mother's property should they subdivide it. They would rather not disrupt trees and boulders putting in two new driveways. Ms. Adler stated they could if necessary. John stated this is in the RP District and asked if the 1.8 base factor was done in the formulation of the lot sizes. The Board had concerns regarding the shape of the lots. Designs for new driveway accesses to be utilized some time in the future could be a requirement of the subdivision. Ms. Adler asked if she needed a waiver for the width to depth lot ratio issue. John Cornell stated it would depend upon site capacity calculations regarding the resource protection issues. Rachel stated the best septic site affected the lot size. It was suggested the lot line be changed to a flag lot, put in a 50' driveway to the back lot. She will discuss this information with her engineer.

There being no further business to come before the Board, the meeting was adjourned at 8:50 PM on unanimous motion by Roger Arnold and seconded by Dave Nyman.

Respectfully submitted:

Dean Frankenfield  
Secretary

Recorded:

Ellen L. Roesener  
Non-member Secretary

