

**EAST ROCKHILL TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING – JUNE 14, 2001**

The meeting was called to order by Vice-Chairman Roger Arnold. Also present were David R Nyman, Willard H Markey, Dean Frankenfield, Township Manager John Cornell, and Township Engineer Steve Baluh. Absent were Brenda Sears, Nancy Booz and Sam Martin.

Roger Arnold read the list of correspondence from the agenda. The minutes of May 10, 2001 were approved as presented on motion of Dave Nyman and seconded by Willard Markey. Motion passed unanimously.

Craig Properties Inc – Steve Baluh reviewed his letter of June 7, 2001. Item 1 – Pertains to stabilizing six -foot shoulders; further specifications needed. Item 2 – Class D Buffer – will comply with requirements, scattering and mixing evergreen plantings, but without using pin oak trees. Item 3 – Front yard setbacks for Lots 3 and 4 to be increased to 100 feet along Three Mile Run Road. Item 4 – Teresa Craig will follow up with the Solicitor regarding Easement agreements. Item 5 – Awaiting PennDot permit approval for existing driveway on Rt. 313. Item 6 – Upon plan approval, contribution to Stormwater Management Capital Fund will be forwarded. Item 7 – BCCD approval. Item 8 – Planning modules have been submitted to Township due to multiple units on farm site. The Board will sign Component 4a at the end of the meeting. Item 9 – Monumentation will be installed prior to plan recordation. Item 10 – Financial security agreements to be executed prior to plan approval. Teresa will contact the Solicitor. Dave Nyman made a motion to recommend final plan approval subject to the compliance of the items in C Robert Wynn’s review letter of June 7, 2001. Willard Markey seconded the motion. Motion passed unanimously. Dave Nyman made a motion to sign Component 4a, seconded by Dean Frankenfield. Motion passed and module signed.

Gulla Plan – Cheryleen Strothers was present to discuss the plan. Confirmation from John Rice that the preserved land can be in all lots through deed restrictions. Revisions suggested in BCPC (5/9/01) and Township Engineer’s letter of 5/3/01 have been done. The 10’ pedestrian easement has been included on the revised plan. Also shown was the existing shed and that it would be removed should the land be out of Mr. Gulla’s ownership in the future. Mr. Gulla stated at the meeting the shed will be removed shortly. The plan will be revised. All floodplain area is in the preserved area. A Class D buffer is required by ordinance on Lot 2. However the applicant is requesting a waiver, due to existing vegetation. However, the vegetation is not shown on the plan, but it exists to the creek. Calculations regarding preserved area for Lots 1 and 2 are incorrect – Cheryleen has a current copy, which matches the legal descriptions for Steve Baluh’s information. Steve will review the updated plans. Willard Markey made a motion to recommend preliminary/final plan approval subject to Steve Baluh’s review of the revised plans, and items noted in the Township Engineer’s letter of 5/3/01. Dave Nyman seconded the motion, and motion passed unanimously. Dean Frankenfield made a motion to recommend the granting of the requested waivers of 4/24/01. Dave Nyman seconded the motion. Motion passed unanimously.

**EAST ROCKHILL TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING – JUNE 14, 2001**

Beres Subdivision – Scott Mease was present to discuss the plan. He showed the board a plan showing a new road configuration, eliminating a low spot on West Rock Road gaining a smoother section heading into Rt. 313. The lot areas have been altered. The right of way has been moved to show a 25' from the new centerline. All four lots are 1.8 acres or larger. Discussion ensued regarding improvements such as widening a portion of W. Rock Road from Rt. 313 to ease the right hand turning radius from Rt. 313. Scott Mease discussed the waivers requested by the applicant. Interested residents from West Rock Road who were present were shown the plan. Drainage and run-off were discussed. With the improvements to the intersection, the Supervisors would look favorably to granting the waiver. If the waiver is granted to the SLDO (regarding the arterial road provision), the zoning problem goes away. If not, the applicant goes to the Zoning Hearing Board. Scott Mease inquired as to the improvements being done by the Township and a capital contribution. He was directed to discuss it with the Board of Supervisors. The health department has had the module since April. They will not release it until the building is removed. Upon plan approval, the applicant will proceed. He was told by the Board, demolition can begin by the applicant at any time. A demolition permit issued by the Township is all he needs to proceed.

Eastern Equities Inc/Strothers – Jeff Horrocks and John Jones were present to discuss the plan. A meeting was held at Perkasio Borough which Steve Baluh and John Cornell attended. The 6/7/01 review letter of C Robert Wynn was of a plan dated April 17, 2001. Those issues were discussed at the 6/10/01 meeting at Perkasio Borough. A revised plan is forthcoming. The Perkasio Borough Planning Group meets on July 11, 2001. Roger Arnold will attend representing this Board. The main church lot will be amended. The church is agreeable. Item 1 – A,B,C,D are will comply – detail information. Item 2 – Lot line adjustment submission is required. Item 3 – Discussion regarding sidewalks and a waiver request. An existing pond is being turned into a stormwater retention basin. Item 4 – Further calculations are requested regarding stormwater. Pipe diameter requirement is 18" in ERT and 15" in Perkasio Borough and Sellersville. A waiver will be requested. Item 5 – Street tree requirement. Item 6 – Will comply with monument requirement. Roger had questions regarding traffic flow with possible future development. A cul-de-sac bulb and an emergency access is planned in Perkasio Borough. The plan is for single homes on public sewer. Dean asked if lighting was proposed in the access area. The answer was no. John Cornell suggested a release be drawn up with Mrs. Hughes (basin owner) and the Township regarding any changes to her basin. The Township will reserve comment until the revised plans are received and reviewed.

The Board then signed the final plans/mylars for the Duda/Pompei Subdivision, and the Lidi Digroot Lot Line Change.

**EAST ROCKHILL TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING – JUNE 14, 2001**

The July work session on July 5 is canceled. A short work session will occur at 7:30 PM July 12, 2001 prior to the 8 PM Regular Meeting. There being no further business to come before the Board, the meeting was adjourned at 9:25 PM on motion by Dave Nyman, seconded by Willard Markey.

Respectfully submitted:

Dean Frankenfield
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary