

**East Rockhill Township Planning Commission
Minutes of Meeting – September 9, 2004**

Chairperson Dean Frankenfield called the meeting to order at 8 PM with the following board members present: Sam Martin, Roger Arnold, Dave Nyman, Nancy Booz, Brenda Sears, and Township Engineer Steve Baluh. Member Anne Fenley was absent. Dean read the list of correspondence noted on the agenda. The minutes of 8/12/04 were accepted with a correction on page one, last paragraph, last sentence to read, "The board requests *sidewalk*", not curbing, on a motion by Roger Arnold, seconded by Dave Nyman, and passed unanimously.

Old Business – Pileggi Shopping Center – Attorney Scott Semisch and Engineer Richard Knudsen were present to discuss C. Robert Wynn's review letter of 9/2/04. Item 1 – Discussion concerning interpretation of what constitutes a gas station and a convenience store ensued. Mr. Semisch read from the ordinance Use F25 pertaining to gas stations. With the addition of numerous gas pumps at the site of the convenience store, the board recommended he query the zoning officer for a determination on the use. Mr. Semisch stated he would gather more facts from WaWa, is gas the main use or isn't it. Item 2 – Mr. Semisch offered this revised plan is still the same use, a retail shopping center that had received conditional approval from the supervisors. The Board of Supervisors would determine if a new (conditional use) application is necessary.

Item 3 – A new traffic study is planned. Two entrances are shown, the prime entrance at the convenience store area. The previous plan showed a single entrance opposite several homes along Rt. 313. Item 4 – Discussed along with #1. Item 5 (landscape plan) and 6 (tree protection), are will comply. Item 7 – Stormwater plan, will comply. The benefit of having a wet pond on the site for possible fire protection with the use of a dry hydrant was discussed. Items 8 (BCCD approval) and Item 9 (Water Resource Impact Study) are will comply Item 10 – Planning Modules, will comply. Items 11 through 13, page 4 of the review letter, are also will comply. The board cited environmental concerns due to area wetlands, and that it's not an appropriate place for a gas station. Mr. Semisch stated they may subdivide the property to place the gas station on a separate lot.

Steve Baluh discussed the issue of the southern entrance of the property which extends across Rt. 313, including road improvements. Mr. Semisch has not had any contact with the property owner. The BCPC comment #3 noted the size of the convenience store must be revised should the use be determined as a F25 use. The board expressed concerns about the Sterner Mill Road intersection in relation to the proposed entrance/exit locations.

Informal sketch plan – Bruce Ferraro of Chalfont plans to purchase and subdivide a lot owned by the Ahns on Three Mile Run Road, creating two building lots, one a flag lot.

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Steve Baluh stated the current width of the lot is 121.5'. A 25' wide right of way lane is needed to access the rear lot. The minimum lot width is 100' for the Suburban zoning district. The Szeman lot behind this property was recently created by a lot line change with the Ahn's and the airport. By default, the Szeman lot is a flag lot, since it is being served by a right of way on the lot. Basins are being installed on the airport's property to alleviate stormwater runoff, however not close to this property. Information on logging, percentage of tree removal allowed, as well as selective cutting was discussed. Public sewer is there, but not public water, and road improvements would be required. The process of applying for a zoning variance was discussed.

Brenda motioned to recommend to the supervisors denial of the Cinnabar plan due to outstanding comments in C.R. Wynn's letter of 9/1/04 if an extension is not received by 10/3/04. Nancy seconded the motion, and it passed unanimously. The Eastern Equities, and Detweiler/Eckhart final plans and mylars were signed by the Board at the close of the meeting. The meeting was adjourned on motion by Dave, and seconded by Roger at 9 PM.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary