

East Rockhill Township Planning Commission
Minutes of Meeting – October 14, 2004

Sam Martin called the meeting to order at 8PM. In addition those present were Dave Nyman, Brenda Sears, Nancy Booz, Anne Fenley, Township Engineer Steve Baluh, and Chairperson Dean Frankenfield. Roger Arnold was absent. Sam read the list of correspondence on the agenda. Also received, DEP approval for Craig Properties, and the BCPC review of SLDO amendments. Nancy Booz made a motion to accept the minutes of 9/9/04 as presented, seconded by Brenda Sears, and passed unanimously.

Old Business – Schott Subdivision: Don Lynch of Mease Engineering, and Gary Schott were present to discuss C. Robert Wynn's review letter of 10/4/04. Item 1 – Adequate buffer appears to be present; the engineer will determine if additional is needed should gaps be present. Item 2 – Will comply with shoulder improvements, in lieu of cart way widening and sidewalk, with additional details to be noted on the plan. The driveway access to 3 Mile Run Road, a collector street, appears to be the only option, and a waiver is requested. The waiver for lot configuration was discussed. The lot as shown would be non-conforming. Item 3 – Not proposing to replace existing system on Lot 1 as testing showed system still functions normally. Slope detail will be added for possible future replacement. Item 4 – BCCD approval needed. Item 5 – Township is in receipt of the planning modules from BC Dept of Health. Item 6, 7, 8, 9, and 10 are will comply. An extension for the plan will be provided prior to the next meeting.

New Business – William R. Hirth Subdivision – Paul Dietz present to discuss C. Robert Wynn's letter of 10/5/04, and presented a revised waiver letter of 10/14/04. The two lot plan is an 8 ½ acre tract on Sterner Mill Road, near Rt. 313. Item 1 – Will comply; Item 3 – New additional waiver; Item 4 – Will comply. Item 5 – BCCD approval received; Item 6 – Planning modules have been received by the Township from BC Dept. of Health; Item 7, 8, 9, and 10 are will comply. Item 2 – Shoulder improvements are will comply; the poles appear to be 6' away from the paving and should not have to be moved. Detail must be shown. Additional details will be provided regarding existing roadway pipes prior to an inspection by Steve Baluh and Steve Funk, Director of Public Services. Paul Dietz will examine the area for existing details within 100' of the property boundary. Item 1 of the waiver letter will be removed. Discussion of the lot lines ensued; the board suggests reconfiguring the lot lines. The remaining waivers; Item 3 – Access to minor collector; Item 4 – Width to depth ratio; Item 5 – cart way widening - agreed to shoulder improvements; Item 6 – Relief from curbing; Item 7 – Relief from sidewalks; Item 8 - Relief from street trees; Item 9 – Relief from street light installation; driveway lamppost may be proposed. The board suggested a shared easement access, and Waiver #3 would be unnecessary.

Informal Sketch – Aaron Teel presented a plan to construct a building at the Penridge Airport for the operation of a skydiving center.

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In discussions with John Cornell, Zoning Officer, it appears he must submit to the Supervisors for a Conditional Use. Currently they lease space from the airport, hoping to have a separate space next summer. He showed pictures of an Atlanta, GA operations building. It would contain office space for 1 or 2 staff members, storage for the parachutes, area for training, small retail sales area; all this depends on the amount of activity. Week-end business could increase staff numbers. Most of the jumps are one-timers. The building planned is 50' x 100'. The area fronts Ridge Road with some trees expected to be removed for safety reasons; a drop zone should be 500' x 500' in size. No airplanes would be stored in the building. Members have seen parachutists land in the Township's park and during football games. Mr. Teel stated some off-field landings do occur, due to wind conditions. The golf range activity is a concern of the board. Some members have not seen tandem jumps. Experienced jumpers are using the facility also stated Mr. Teel. The board desires less tree removal, due to considerable open areas at the airport.

Nancy Booz made a motion to deny the LKQ Corporation plan due to non-compliance of the conditions noted in C. Robert Wynn's April 1, 2004 approval letter. It was seconded by Dave Nyman and passed unanimously. The Buck Planning Module was signed by the Board. The Hirth and Schott modules were not signed as the plans are not approved. There being no further business to come before the board, the meeting was adjourned at 9:15 PM on motion by Nancy Booz and seconded by Dave Nyman; it passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary