

East Rockhill Township Planning Commission
Minutes of Meeting – March 9, 2006

The meeting was called to order by Chairperson Dean Frankenfield with the following members present: Nancy Booz, Brenda Sears, Anne Fenley, Dave Watt, Dave Nyman, and Township Engineer Steve Baluh. Sam Martin was absent. Dean read the list of correspondence on the agenda, adding the receipt of a Sketch Plan for Pettit. Dave Watt offered a correction to the minutes on page 2, paragraph 2, should read, 20 page document, not 14. Nancy motioned to approve the minutes; Anne Fenley seconded, and Dave Nyman abstained.

Old Business – Hunsberger Lot Line Change: Steve Jensen, of Daniel Hendricks, PE showed the revised plan. The chicken coop will not be razed as previously stated. The property line has been revised to keep the coop in the building setback; the road frontage has changed from 150' to 136'. Steve's letter of 2/20/06 restates his previous letter of 1/18/06 with the same waiver request. Nancy Booz recommended the revised lot line plan approval and waiver approval (contours and soil tables) to the Supervisors, with Anne Fenley seconding the motion.

Crest View Subdivision – Present were Ed Wild, Scott Ketterer, Bryan Paterson, and Dan Soliday. The plan was revised to 6 lots from 7; 1 existing lot, with 5 new lots. The basin was repositioned to the rear of Lot 1. C. Robert Wynn's letter of 2/27/06 was reviewed. Item 1 – Reiterates plan revisions. Item 2 – basin relocation. Item 3 – Tree replacement and lighting; Lot line configuration for Lots 5/6. Item 4 – Hedgerow will be included in revised woodland calculations. Conservation methods to be instituted during construction for trees, and trees to be removed must be shown on the plan. Discussion is planned with the supervisors regarding tree replacement in conjunction with off-site overlay improvements on Crest Drive to Three Mile Run Road. Item 5 – Basin will be encircled with a fence. Question regarding a variable dimension easement means the easement around the basin is not square, but varies. Location of the fencing/monuments for the basin was discussed. The O & M agreements of the basin is a will comply. Item 6 – A meeting occurred at the site discussing existing sewer and water lines, and the paved swale. Curbing is proposed along the frontage of the property. Although a tree or two could be saved, township staff recommends cleaning up an existing hedgerow to aid in stormwater control. Items 7 – 13 are all will comply.

A sand mound exists on the lot, although the house is on public water and sewer. The existing well will be abandoned. The tract is approximately 250' above 3 Mile Run Road; the board feels the new overlay should extend to Three Mile Run Road. The waiver request letter was reviewed. Street lighting – tree replacement requirements – and lot line configuration – installation of sidewalks. Driveway lamps are proposed as no street lights exist in the area. The existing driveway and public utilities of the former Jones house will be realigned.

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Dave Watt made a motion to recommend to the Supervisors, approval of the preliminary plan in conjunction with the comments noted in C. Robert Wynn's letter of 2/27/06 contingent upon those items being met; and the board consider granting the waiver for tree replacement and sidewalk installation, but not for the street light installation at Lot 3 on Crest Drive, and to recommend the acceptance of the applicant's overlay of Crest Drive, including the 250' to Three Mile Run Road, with the assistance of the Supervisors, due to its location in the right of way, and the granting of the waiver for the skewed lot lines. Nancy Booz seconded the motion which passed unanimously.

Pileggi Shopping Center – Scott Semisch stated Mr. Pileggi has agreed to install one traffic light at the intersection of either the proposed development or at Rt. 313 and Mt. View Drive. He offered the traffic reports all state the light at Rt. 313 and Mt. View Drive will not be affected the development. Additionally, a light is needed at the development site. It's his opinion two lights would be cost prohibitive; one light at Rt. 313 and Mt. View would not help traffic in and out of the development site. He is requesting the board recommend to the supervisors that they would require the light be placed at the development site.

Steve Baluh agreed that the report does state those facts. However, the report states the traffic from the development site would increase the delay at the Mt. View intersection, which must be abated in some form by PennDot regulations; Dean added the delay at the light at Mt. View and Rt. 313 would also create ineffectiveness at the shopping center because of the back up. Steve stated efforts to mitigate that drop in service at the intersection would have to occur; Investigate what can be done to mitigate the impact this shopping center will have on this intersection. Dave Nyman stated the conditional use Mr. Pileggi received for the use at that location, stated the traffic light placement would be at the sole discretion of the Board of Supervisors; he believes the board should not make the recommendation requested by Mr. Semisch. Mr. Semisch stated if that's the decision, the township loses all the other concessions of the conditional use; the township has to decide which way it wants to go. If the light goes there, the whole project gets blown out. The township may or may not like the new plan which would not be part of that conditional use. Dean added the board operates based what they feel is the best for the needs of the residents of the township. It's a problem area in the township, and the development makes it worse; the light is best suited for Mt. View Drive and Rt. 313 as opposed to the immediate development.

Application has not been submitted to PennDot. Resident Mrs. Geroni stated they did not want a light at the development which would be in front of her residence on Rt. 313. Horner & Canter agreed in its review that a traffic light is

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warranted at the shopping center entrance; probably due to the traffic patterns that already exist. Scott Semisch wanted the entrances to be somewhat larger; Dave Nyman stated his concern is the location of its proximity to Sterner Mill Road. Mr. Semisch queried if the light could be better suited at that location; however, the road would have to be reconfigured to a-line itself with the development, which has serious grading issues. Mr. Semisch will approach PennDot for their input.

Courtney/Craig Planning Modules – The modules were signed by the BC Dept. of Health. Dave Nyman, seconded by Nancy Booz, motioned to sign the modules at the conclusion of the meeting.

New Business - Hilgartner – Henry Hilgartner was present to discuss C. Robert Wynn's letter of 2/27/06. He had proposed a four lot subdivision; however, after receiving the review letter, only 1, 2, or 3 may be possible. He had planned a community based septic system, but after speaking with PADEP, he will seek other options. Item 1 – Dimensions shown on the sketch were estimates; he will consult an engineer/surveyor. Item 2 – Calculations must be established regarding density and site capacity per the ordinance; including wetland delineation by US Army Corps of Engineers. Item 3 – Woodland protection and possible tree replacement ordinance requirements. Item 4 – Information regarding community sewage disposal systems, previously discussed. Item 5 – Ordinance states no new lots on a collector street; shared driveways were discussed; also waivers. Item 6 – Irregular shaped lots; configurations were discussed with possible fewer lots. Discussion regarding wetland variables, types of soil and vegetation, and standing water. Item 7 – PennDot approval for access to Rt. 563. Item 8 – Stormwater and BMP's requirement. Item 9 – Pertains to street improvements. Item 10 – E & S requirements and NPDES requirements. Item 11 – Street tree requirement. Item 12 – Right of way dedication. Item 13 – Preliminary plan requirements.

Proposed Environmental Assessment Ordinance – The Board of Supervisors favor this ordinance for any new large tracts which may have environmental issues. Steve Baluh stated this new ordinance would put some information in report format that is already required by the Township. The educational section is for 10 lots or more. It is suggested it be for parcels of more than 10 acres. For lots smaller than 10 acres, could require a Phase 1 study; which would show any problem areas to warrant a Phase 2 study. It was the consensus that 8,000 square feet noted on page 1 of the document was restrictive.

The meeting was adjourned on motion by Dave Nyman, seconded by Anne Fenley and passed unanimously at 9:35 PM.

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Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary