

East Rockhill Township Planning Commission
Minutes of Meeting – July 13, 2006

The meeting was called to order by Nancy Booz with the following members present: Dave Watt, Dave Nyman, Sam Martin, Anne Fenley, and Township Engineer Steve Baluh. Nancy Booz read the list of correspondence noted on the agenda. Corrections to the minutes were: starting on page 3 the Heading for the Minutes is misaligned. David Nyman motioned to approve the corrected minutes, seconded by Dave Watt and it passed unanimously.

Old Business – There was no old business scheduled for discussion.

Item 5 New Business– Hafler Lot Line Adjustments. Mr. and Mrs. Donald Hafler were present to request conditional and preliminary plan approval of their proposed lot line change. Township Engineer Steve Baluh reviewed his July 5th, 2006 review letter and noted that a revised Waiver Request Letter was submitted Wednesday. Mr. Baluh noted that a Deed of consolidation for TMP #12-1-31-1 needs to be recorded at the time of plan recording so that a non-conforming parcel is not created. He noted that seven waivers have been requested. The first one requests a scale of 1"= 40' instead of 1"=50'. The second request is for waiver of the requirement to delineate any wetlands. The third request is for waiver of required drainage improvements. The fourth request is for waiver of the requirement for curbs and sidewalks. The fifth request is for wavier of the required street trees. The sixth request if for waiver of the requirement to install concrete monuments along the property boundaries. The seventh request is for waiver of the requirement that lot lines be perpendicular to the street line.

Nancy Booz asked if there were any motions to recommend conditional Preliminary and Final Plan approval. Anne Fenley motioned to recommend to the Board of Supervisors Preliminary and Final Plan approval of the Hafler Lot line Adjustment Plan subject to the notes and waivers of the July 5, 2006 letter from C. Robert Wynn Associates, Inc. David Nyman seconded the motion.

Next the Planning Commission reviewed the Hafler Waivers Requested. Anne Fenley moved to recommend to the Board of Supervisors approval of all of the waivers except for waiver of the monuments. There was no second so the motion died for a lack of a second. Dave Watt asked that the waivers be addressed one by one.

David Nyman moved to recommend approval of waiver request #1 regarding the drafting scale. David Watt seconded the motion and it carried unanimously.

Anne Fenley moved to recommend approval of waiver request #2 regarding wetland delineation. David Watt seconded the motion and it carried unanimously.

David Nyman moved to recommend approval of waiver requests #3, #4 and #5 regarding drainage improvements, curbs & sidewalk, and street trees. David Watt seconded the motion and it carried unanimously.

The Planning Commission took no action on Waiver Request #6 regarding the installation of monuments as they were not in favor of waiving this requirement.

David Nyman moved to recommend approval of Waiver Request #7 regarding lot lines being perpendicular to the street line. Anne Fenley seconded the motion and it was approved by a 4-1 vote with David Watt opposed.

New Business – Lapp Act 537 Revision. Steve Baluh explained that the Lapp Act 537 Revision is for the installation of an on-lot “package plant” to replace a failing system for an existing house. His office has reviewed the application and feels that the proposal is consistent with the Township’s Zoning and Land Use plans and he recommends approval of the Planning Agency Review Section 4A. He did note that East Rockhill Township did receive public comments on the application from Tabor Road residents of West Rockhill Township. There concerns are about storm water. Mr. Baluh noted that the applicant is doing storm water mitigation and he does not believe the storm water from this project would affect Tabor Road. However, he will respond to the public comment as required. Mr. Baluh also mentioned that he was aware that DEP has placed limits on Phosphorous drainage into Lake Nockamixon; however he received a letter clarifying that DEP doesn’t apply the same limits/standards to individual residential systems. David Nyman moved to approve the Planning Module subject to Mr. Baluh placing a clause in the required Operation & Management Agreement that if in the future public sewer is extended they would be compelled to connect. David Watt seconded the motion and it was approved unanimously.

There was no other New Business to discuss however a brief discussion of the Buck Subdivision occurred. The Planning Commission followed up with the Township Engineer on what was worked out with the applicant with regard to the trees and road/drainage improvements. Mr. Baluh said that he met onsite with the applicant to delineate what needs to be cut down and what can stay. They were able to work out a satisfactory plan. To the left of the driveway looking at it there will be some significant drainage/swale improvements and shoulder improvements to the road are needed. The applicant has also agreed to deed restrict from further development the property that is to stay with the existing farmhouse.

Sam Martin made a motion to adjourn the meeting at 8:30 PM, seconded by Dave Nyman and the motion passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Anne W. Klepfer
Township Secretary