

East Rockhill Township Planning Commission
Minutes of Meeting – January 11, 2007

The meeting was called to order by Chairperson Dean Frankenfield at 7:30 PM. Members present included Anne Fenley, Sam Martin, Nancy Booz, Brenda Sears, Dave Nyman, Jim Valletta, Township Engineer Steve Baluh, and Township Manager Anne Klepfer.

Reorganization: No changes to any positions were desired. Anne Fenley motioned to keep the Board's present status, seconded by Dave Nyman, and the motion passed unanimously. Dean noted the list of correspondence on the agenda. Additional correspondence received were extensions for the High, Buck, and Courtney tracts.

A correction to the Minutes of November 9, 2006 requested by Dave Nyman on the last page; It should read, "The manager received one planner proposal for the Gulla Tract". Dave motioned to approve the minutes and Anne Fenley seconded the motion; motion passed unanimously. The Minutes of December 14, 2006 were approved as presented on motion of Dave Nyman, and seconded by Anne Fenley and passed unanimously.

Old Business: Foster/Weierback Lot Line Change – Tom Skiffington discussed C. Robert Wynn's review letter of 12/28/06 which contained 5 items that he stated are will comply. Mr. Foster was in attendance. Item 1 – Ultimate right of way dedication on Schoolhouse Road; for which legal descriptions were submitted. Item 2 – Waiver of road improvements is requested and a cost estimate for same was submitted for review. Item 3 – Mr. Foster agreed to connect the home to public sewer which will be designated on the plan. Item 4 – Deed of consolidation will be executed by the applicant's counsel, and copied to the township. Item 5 – Written notification of property monumentation has been submitted to the Township. Nancy Booz motioned to recommend to the Supervisors to grant preliminary/final approval, and the granting of the waiver for road improvements. Motion passed unanimously with a second to the motion by Dave Nyman.

New Business: CVS Pharmacy – Perkasio Borough – Present to discuss the plan were Doug Maloney, of CVS, and Joel D. Carpini, of Bohler Engineering who are seeking a recommendation from the board for a waiver of land development as the new structure is contained in Perkasio Borough, with a small portion of the tract in the Township. The tract adjoins Glenwood Shopping Center. Representatives had an informal discussion with the Board of Supervisors in December of last year. Some minor changes have been incorporated into this plan as a result of the discussions, and the plan was submitted to Perkasio Borough on 1/10/07. The walking path has been extended along the property line; parking modifications were made, and also changes to the parking islands.

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Sidewalks have been extended, and one entrance is a right-in access only, as suggested by the Borough. Doug Maloney was made aware that Hillendale Road was never accepted by Perkasio Borough, and the bank owns both sides of the property. East Rockhill Township maintains it. As a result, no liquid fuels tax reimbursement exists for that portion of Hillendale Road. He has been in contact with Borough officials and their counsel to try and resolve the issue. The pharmacy will have two drive-through lanes. C. Robert Wynn's review of 1/5/2007 was discussed. Item 1 and 2 discuss the project and note that variances were received from the Borough pertaining to set back issues (a development on less than 2 acres), and parking spaces (54 proposed). Item 3 – Discusses the proposed walking path and sidewalk (shown on the plan), and that the access entrance along Blooming Glen Road will be eliminated. Item 4 – CVS will comply with the repairing/repaving of Hillendale Road in some regard. Item 5 – Stormwater runoff will flow into the Township with additional underground piping to reduce peak flows, which will be marginally less peak flows, complying with the Borough's requirements. Due to the significant erosion to the watercourse swale, Mr. Maloney had discussions with CVS and they are not opposed to a reasonable monetary contribution to address the problem, as Township zoning requires sites to be considered meadow for existing conditions.

Item 6 – Pre-emption controls are requested at the 5th Street and Blooming Glen Road traffic signals, owned by the Borough, as suggested by emergency services, specifically Perkasio Fire Company. The township has considered options for Blooming Glen Road; one being one-way from Fifth to Branch Road. The reconstruction of Mood's bridge is slated for spring, 2007. Mr. Maloney stated they received their traffic study today, and a copy will be given to the Township. Steve Baluh offered that it may depend on the type of signal equipment already in place if modifications have been done relating to the school renovation project. Phil Ivins would be a contact person for the discussion regarding the signals.

Dave Nyman suggested CVS look into a pedestrian connection from the shopping center property onto its property, as events such as flea markets are held, and easy passage could enable patrons to access both areas safely. Mr. Carpini reviewed the interior cartway, stop signs, and accesses on the plan. Sam Martin asked if a location was designated for plowed snow. The snow will be placed in the setback (green areas). The melting snow will enter the inlets which Mr. Carpini pinpointed on the plan. CVS is leasing the property. Discussions will be had with staff in the future as to the monetary donations/proposed road upgrade for Hillendale Road as required. The public works department would do the improvements from the contribution from CVS pertaining to the erosion issues in the watercourse.

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The Wismer's propose to begin improvements in the spring pertaining to their subdivision, and the Township could coordinate its work with that upgrade. The Township Engineer will oversee those improvements in the Township.

Sam Martin motioned to recommend to the Board of Supervisors, the waiving of the land development request, conditioned upon the three items discussed this evening, and the satisfaction of the items in C. Robert Wynn's review letter of 1/5/07, pertaining to a contribution for the stormwater issue, upgrading of Hillendale Road, and the pre-emption controls to the traffic signal. It was seconded by Brenda Sears, with Dave Nyman abstaining; Motion passed. Anne Klepfer thanked CVS representatives for assistance in supplying the information requested in a timely fashion.

Christ Church – Steve Baluh discussed the lot line change reviewing his letter of 1/2/07. This is a result of the agreement with the Church for a transfer of a portion of their land to East Rockhill Township for its proposed golf course. The church's three tax parcels will be reconfigured into two parcels. Lot 1A will contain the Church building and its fields. Lot 1B will have an existing dwelling and outbuildings. All buildings will be connected to the Township's sewer system in the future. No construction is planned at this time. Item 1 – Waivers requested are, cartway widening, curb and sidewalks. Item 2 – The structures on Lot 1B are currently existing, non-conforming as to setbacks. Item 3 – Deeds and transfers must be recorded. Item 4 – Monumentation – property corners will be installed. Item 5 – Location map needs revising to a scale of 1"-800' and showing zoning district delineations. Anne Klepfer informed the Board that BCPC will be issuing a second special municipal review because other lands are being added to public lands. Anne did not have the specific language, but it will be addition to the 1/11/07 review received today. The review of 1/11/07 recommends approval per satisfaction of the Township's ordinance review process.

Two neighbors of the church requested a sewer hookup. Steve Baluh offered that the sewer is designed and it will be installed prior to the construction of the golf course, if it is to be built. However, if the golf course does not materialize, the sewer in all likelihood will not be constructed due to the cost. An easement from the church to the neighbors would be necessary to provide the service. Grading will be done prior, as part of the agreement, except the area of the right of way for sewer. The plan was tabled until February.

Nancy Booz motioned to recommend to the Supervisors, the denial of the Cloonan and Capizzi plans unless extensions are received, seconded by Dave Nyman, and passed unanimously.

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Public Comment – Helmut Thiemann, 1818 Ridge Road queried the Board regarding the recently installed snow fence along the park frontage on Ridge Road. He had concerns on its placement and was told that PADOT installed it. He had obtained information on how to correctly place such fencing and it was his belief the fencing was too close to the road.

PADOT placed the fence in their legal right of way on the Township property. He was directed to call PADOT or Representative Paul Clymer with his concerns. With no further business before the board, the meeting was adjourned at 8:40 PM on motion by Jim Valletta, seconded by Anne Fenley, and passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary