

East Rockhill Township Planning Commission
Minutes of Meeting – June 14, 2007

The meeting was called to order by Chairperson Dean Frankenfield with the following Board members present: Nancy Booz, Anne Fenley, Brenda Sears, Sam Martin, Jim Valletta, Dave Nyman, Township Engineer Steve Baluh, and Township Manager Anne Klepfer. Chairman Frankenfield noted the correspondence listed on the agenda. Dave Nyman requested discussion at the end of the meeting regarding the zoning map change in Perkasio Borough, which adjoins the Township on Tunnel Road.

The Minutes of May 10, 2007 were approved on motion by Dave Nyman and seconded by Nancy Booz. Motion carried unanimously.

Old Business: Kracht Minor Plan – Scott Mease was present to discuss C. Robert Wynn's review letter of June 6, 2007. Item 1 – Opinion of Cost for the waivers requested will be prepared. A stabilized shoulder is shown on the plan. Item 2 – Mr. Mease will provide a sketch with site distance numbers relating to the location of the driveways, due to the crest on Sterner Mill Road. Item 3 – Discussion on the types and placement of replacement trees ensued. The tree ordinance refers to the requirement for street trees, not buffer trees. A partial waiver is requested. However, some evergreens will be included to aid in the buffering between two lots that have none. Distance between the trees (20-25' suggested) is to be noted. Item 4 – Stormwater management report plans are suitable, noting the requirement of an O & M agreement to the Township Solicitor's satisfaction. Item 5 – Application will be made to the Conservation District. Item 6 – One more PNDI resolution to clear prior to submission to the Health Department. The soil testing is completed. Item 7 – Monuments will be installed as required. Item 8 – Refers to right-of-way dedication of Sterner Mill Road. Item 9 – Driveway lampposts will be installed. Item 10 – States the requirement for the Development/Financial Security Agreements, with an Opinion of Cost to be submitted. Item 11 – The applicant will remove debris, trash, and equipment as directed. Item 12 and 13 – Details will be provided for Sterner Mill Road improvements and traffic control details during construction. Sam Martin asked if the concrete tanks on the site were ever used. Mr. Mease stated they were installed with future thought of water storage, but there was never a water supply to the site. It will most likely be filled and covered. Steve and Scott had planned to walk the site for possible hazardous debris, which the applicant is to remove. Scott supplied an extension request for the plan to August 31, 2007.

New Business: Village at East Rockhill Township – Tim Gulla and Cheryleen Strothers, Cowan Associates, were present to discuss the plan. Generally, the plan is the same as before, with a proposed bank, and three buildings with combined commercial and office space.

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C. Robert Wynn's review letter of June 11, 2007, Item 1 – Noted the recent Zoning Hearing Board Decision granting relief from setback issues along Route 313, maximum size of a village shop, conditions pertaining to buffer yard setbacks, connection to public sewer when available, and hours of operation. A setback shown on the submitted plan must be modified to adhere to the decision; Cheryleen stated it will be fixed. Mr. Gulla has acquired the residential property which adjoins the tract. A neighbor, James Nietupski, asked if a berm can be put in place on the northern side to increase a buffer to his property. Cheryleen will consider it during the revisions to the plan as long as it does not affect stormwater plans/requirements and grading issues. Item 2 – The Traffic Study discussion will follow at the end of her comments with the Traffic Engineer. Item 3 – Cheryleen will be proceeding with the water resources impact study. Mr. Baluh suggests incorporating the adjacent Stan's Stop with this project. Cheryleen stated that was possible. There may be issues as far as traffic and the water issues, especially if the Stan's Stop plan doesn't move forward. Timing versus risk, what is necessary for one plan, may not be necessary for the other, and changes may be needed. Dean offered possible plan preparation, not installation. It was noted, PennDot's criteria changes often. This plan may not occur for five years. Steve offered, even an appendix to the traffic study; a conceptual plan for Township purposes, and the construction plan that addresses the plan for this property. Include anticipation of additional turning lanes, additional widening, and such, when, and if, the second project comes on line. Cheryleen offered the design of the improvements could be difficult. It is a risk for the applicant. The Scholl corner has improvements in place. The Wrigley corner is a possibility for additional right-of-way.

Item 4 – A community system is planned. Testing is completed. Planning module is in progress. It's an elevated sand mound. Limitations for particular uses will be put in place by the Health Department; i.e., no sit-down restaurant. The anticipated flow is just over 1700 gallons per day; 400 for residential, the commercial and office is based on the number of employees. Item 5 – Mr. Gulla showed the board the design options for the three buildings. The views were from the street looking at the backs of the buildings. He stated most banks have their own design concepts. However, the board said most banks will comply with Township suggestions and design options. Item 6 – Waivers requested include existing features within 100' of the site, and sidewalks. An aerial photograph will be included in the next plan set to be submitted. They will provide a sidewalk access to the intersection from the internal buildings on the site. Also, a sidewalk should be placed for access to the bank, from the buildings on site. The updated traffic signal should include an option for pedestrian traffic use.

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Item 7 – Identifies the road improvements to Rt. 313 and N. Fifth Street. Item 8 – Stormwater Management will be discussed with Steve Baluh. Infiltration BMP's were not used due to prior contamination across the street. Well-monitoring is on-going. It's noted, the gas station tanks have been replaced at Stan's Stop. Item 9 – Applications are in process for submission to the Conservation District. Item 10 – Property monumentation will be installed. Item 11 – Footprint of the lights may need to be changed on the plan. Item 12 – Replacement trees numbers are noted on the plan. Item 13 – Various signage for parking areas, and drive-thru window service for the bank should be noted on the plan. Item 14 – References the required Development/Financial Security Agreements, and submission of the Opinion of Costs for the improvements, are will comply. Item 15 – Notes the need for further review of the engineering/drafting details of the plan.

The BCPC review of May 23, 2007 – Item 1 – References the setbacks discussed in C. Robert Wynn's letter in relation to the Zoning Decision. Item 2 – Cheryleen defers discussion to the Traffic Engineer. Item 3 – Notes the architectural review previously discussed. Item 4 – They suggest moving the location of the buffer to the opposite side of the residential lot for the entire length of the development as to not interfere with the access driveway. Item 5 – Replacement trees were previously discussed. Item 6 – Drive-thru lanes will be re-visited, to see if a potential conflict exists. Item 7 – Notes the Water Study requirement. Item 8 – Pertains to the sidewalk issue and placement. Item 9 – Subsurface detention facility – the need for possible additional BMP's in regards to same. Item 10 – Notes the Sewage facilities discussed earlier.

Cheryleen introduced Ken O'Brien, McMahon Associates, to address the Traffic Study. He offered that additional improvements will include widening Rt. 313, and adding left hand turning lanes on both sides of the street. Acquiring road right-of-way will be pursued in that endeavor. The road improvements must be coordinated with PennDot, as both Rt. 313 and Fifth Street are state roads. The county concern was traffic volume on Fifth Street entering left at the site access. However, Mr. O'Brien stated the study showed more volume on Rt. 313, than Fifth Street. The figure (Fifth Street) showed 20% of the Rt. 313 traffic volume. A left-turn lane is proposed at the traffic light at Rt. 313.

Residents ask if the study included time when school buses would be utilizing the road, 4:30 PM, and the AM runs. Mr. O'Brien reiterated that the traffic did not warrant a left-turn lane into the site; only at Rt. 313 on Fifth Street, and a left-turn lane on Hagersville Road at Rt. 313. Discussion ensued with Mr. Joseph Leo and other residents on the subject. The timing of the traffic lights will be adjusted in conjunction with the improvements. Mr. Leo stated drainage issues and the dip that exists traveling east on Rt. 313 at the intersection need to be addressed.

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Mr. O'Brien advised him that PennDot will be certain those issues are addressed during the permit issuance process. The times of the study was 7-9 AM and 4-6 PM. Physical counts are also in the study. The county suggested widening of Fifth Street at the access entrance to allow for traffic to bypass, or "run-around" stopped traffic; however, no significant delay is expected. In addition, there is insignificant right-of-way to allow it. PennDot may suggest acquiring additional right-of-way. It is anticipated that with the development of Stan's Stop across Rt. 313, a left-hand turn lane may be required on Rt. 313 in the future.

Mr. O'Brien stated that the original site of the access was changed for increased site distance, and in addition, the straight ahead, right hand turn lanes onto Rt. 313, are adequate to mitigate the traffic through the intersection. The level of service in operation now is B or better, and under conditions for 10 years at D or better. With the development, it will be operate at C or better, and into 10 years with conditions, it will operate at Level D or better; C and D are considered acceptable conditions by PennDot. Steve Baluh requests any preliminary comments received by PennDot should be forwarded to the Township. Mr. Nietupski asked what is next for this plan. Cheryleen will incorporate comments of the board into the plan; and get a meeting with PennDot, and resubmit to the Township. She asked if the Township could request a meeting in conjunction with her attempt as she has been trying for a year to set one up. Anne Klepfer noted that the Chief of Police has flagged the intersection as a speeding area issue.

Pileggi, East Rockhill Shopping Center, Planning Module: The system planned is a sand mound disposal on the site. The anticipated flow is 4500 gallons per day. The requirement is for the planning commission to sign the Component 4A indicates consistency with zoning and subdivision requirements, and can add additional comments. Mr. Baluh stated the Pileggi Sewage Consultant confirmed no other areas exist on-site that are suitable for another sand mound or irrigation system. An area exists where fill can be added; wait four years, and with initial construction, the back-up system site would be available. Mr. Leo stated the mound could be extremely high as he has seen it occur elsewhere in the township. He was informed the Health Department is the regulatory agency in charge of the systems. Dean offered that the grading runs downhill and it would be behind the shopping center. Steve Baluh stated if it can be shown that a replacement area exists on the site, it will be better for the Township in the future. Both (twin) sand mounds will operate as one, with the 4000 gallons per day flow usage. Various options of sewage disposal, life of sand mounds, alternate systems, and long-range solutions were discussed. A motion was made by Dave Nyman, seconded by Brenda Sears, to sign the module 4A, with comments. One comment is for the applicant to investigate an additional alternate system analysis.

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Secondly, the applicant should establish adequate financial security in case of system failure; enough money to replace the sand mounds, keep the operating systems and maintenance in the future. The motion passed unanimously.

Keelersville Club Conditional Use: Township Manager Anne W. Klepfer informed the board that the club hosted some public events that were not well managed and the Township received numerous complaints about parking, with cars doing burn outs out of the driveway. They are considered a non-conforming use. The regulations state the events they host are limited to members and their guests. A category in the ordinance for “temporary public events” and it meets the definition. However, they need a conditional use application for the events, and the Board of Supervisors is willing to do it on a yearly basis. They were required to submit a list of those events. They canceled the June auto show. They must address i.e., parking, access and egress, traffic control, and sanitation. Nancy Booz stated the Keelersville Club is an alternate parking area for the Lake House Inn. The Township is researching the parking facility needs of the Club, too. Certain uses are grandfathered in because it is an existing non-conforming use. Apparently the events got bigger as they began advertising.

They will have to come in every year with a list of events for the year. Different types of community events have occurred in the past. People were being turned away, and began parking on Butler Lane, and the residents complained. The May event had a big turn out, somewhat unexpected. The police could not enforce, no parking, as no signs had been posted. Since then, signs were erected. However, if a resident has an event, they can contact the police, and arrangements can be made. The Club has arrangements with an adjoining property owner for some over flow parking. Deans’ concern is crowd control, and sanitation. They do not object to hiring police from both departments to assist them. Dave offered that conditions can be put in place that would suit the club and not inconvenience the residents. Discussion ensued regarding capacity of the building, and sanitation capacity. They began the process for a small package treatment plant a number of years ago, but it was not constructed.

Zoning Change Map Change, Perkasio Borough: The land owner is requesting the change which would allow more houses. Dave’s concern is they can install houses next to the Township’s Industrial Zoning District. These new residents would start complaining to the Township. Dave felt they should not recommend the change. Some trains still operate on the tracks, and that could increase. Perkasio’s Industrial District allows for 5 units now; with the change, 8 more units can be constructed. The Board recommends that a larger easement be obtained along Rt. 563 for future widening and improvements to the intersection with Tunnel Road. Additionally, the Board suggests the placement of an intense buffer between the two zoning districts if the zoning is changed.

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Dave Nyman motioned to direct the Manager to forward a letter to Perkasio Borough with its concerns; it was seconded by Nancy Booz, and passed unanimously.

Extensions requests for the Buck, Creekside, Kracht, and Draper projects were received.

Chairperson Frankenfield asked for public comment, and there was none. Upon unanimous motion, the meeting was adjourned to sign the Capizzi and Pennridge Airport Final plans/mylars.

Respectfully submitted:

Sam Martin
Secretary

Ellen L. Roesener
Non-member Secretary