

East Rockhill Township Planning Commission
Minutes of Meeting – January 8, 2009

The Meeting was called to order by Chairperson Dean Frankenfield and then welcomed new member, Bert Daikeler, replacing Jim Valletta who resigned last year. In addition, the following members present: Dave Nyman, Nancy Booz, Sam Martin, Anne Fenley, Township Engineer Steve Baluh, and Township Manager Anne Klepfer. Brenda Sears did not attend.

Reorganization: Dean asked for nominations. Dave Nyman motioned to keep the same Chairperson, Vice-Chair, and Secretary for 2009 as last year in 2008. Anne Fenley seconded the motion.

Correspondence: Dean requested those in the audience to sign-in at the door, where the agenda packet is available. In addition to the list of correspondence on the agenda, it's noted the Dan Scholl plan was recorded on 11/24/2008, an extension request to 4/30/09 was received for the Goepfert plan, and an extension request was received to 12/31/09 for the Wright plan.

Minutes of 11/13/2008: The minutes were approved as presented on a unanimous motion of Anne Fenley, seconded by Nancy Booz.

Old Business: Peace Lutheran Church Land Development: Cliff Stout, of Stout, Tacconelli, representing the applicant was present. It's been a year since he was before the board, and the only changes made were pursuant to C. Robert Wynn's review letter. Since that time, they have a B.C. Department of Health approval for a suitable sewage system site, and are processing a planning module for a new system to be submitted to PADEP. A waiver request list has been submitted. The two entrances to the site will not change. The parking lot will be re-stripped and some area of paving will be converted to grass. A pavilion is proposed. Cliff then discussed C. Robert Wynn's review letter of 12/30/2008 offering that most items are, will comply. Item 1 – Information includes description of the building's height; adding that the impervious surface will be reduced slightly, and that architectural renderings have been submitted. Item 2 – A conditional use approval is required. Item 3 – The 122 parking spaces have been agreed upon, and are consistent with the requirements. Item 4 – A cost estimate of the waived improvements will be submitted, for consideration of a contribution in-lieu of street improvements. Item 5A – Fencing is not required due to remote location as previously discussed. Items 5B, & C are will comply: An operation and maintenance agreement for stormwater facilities, and a signed/sealed stormwater management report is to be re-submitted. Item 6 – The building itself has not yet been designed, only the footprint. Moving forward depends upon church collections. This may not occur for a number of years – a five-year window. With a preliminary approval from the Supervisors, approval from the BCCD and the obtaining of an NPDES permit can occur when the plan moves ahead, keeping costs down for any needed changes.

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Item 7 – Discussion will occur with the design engineer for the sprinklering requirements of the building, and also for assurance that the well can accommodate fire-fighting capabilities. Item 8 – A suitable site has been located for a sewage system, and application will be made to PADEP. Item 9 – Monumentation will be installed and documented. Item 10 – The two parking lot lights will be re-located and possible additional security lighting may be installed if deemed necessary. Item 11 – Rights-of-way on Branch Road, Old Bethlehem Road, and Rt. 313 have been offered for dedication by notes on the plan. Item 12 – Development and Financial Security agreements, submission of an Opinion of Cost, are will comply. He introduced Sandy Miller, who designed the landscaping to answer any questions.

Mr. Stout reviewed the list of waivers: Item 1 – Roadway widening, street improvements, curbing and sidewalk. The applicant has agreed to full-width paving overlay, and certain grading improvements along Branch Road. Item 2 – Landscaping – the board reviewed the landscape plan, sheet 7. Trees exist along the adjoining residential properties. Street trees are proposed. Plantings will be added along the parking area. Item 3 – Requests relief from the curbing requirement. The new parking area is handicapped -friendly, and works fine with water run-off through sheet flows. Item 4 – Request from installation of additional plantings around the stormwater basin due to existing vegetation. Sam Martin made a motion to recommend to the Supervisors they grant the 11/26/08 waivers, and a second motion to recommend preliminary approval. Dave Nyman seconded the motion. The motion passed, all in favor. A motion was made by Dave Nyman for the signing of Section 4A of the planning module, which was seconded by Nancy Booz, and approved on a unanimous motion. The applicant's appearance at the Supervisors meeting will occur simultaneously with the church's conditional use hearing. No public comment.

The board reviewed the Cingular telecommunications tower conditional use hearing application. Discussion ensued regarding the location in relation to the airport, High Tract, and Kooker Avenue location. They plan to lease a pad site. Two zoning issues: The site is 110' higher than the airport regulation, and the 400' setback requirement issue. It also exceeds horizontal surface requirement (717' above mean sea level). They have to apply to the Zoning Hearing Board.

Anne Klepfer announced Cedar View Water project is moving forward, but the Holly Brooks plan is being removed from it. It will be rerouted away from the Pettit tract. The curb site Christmas tree pick-up is scheduled this month on Monday. It is posted on the web site.

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Steve discussed plans needing extensions. Goepfert: Steve will send a letter. Dave Nyman made a motion, if there's no additional action on this submission prior to 4/30/09, the planning commission will consider denying the plan. It was seconded by Bert Daikeler, and passed unanimously. Nancy Booz motioned to recommend to the Supervisors, the denial of the High Tract unless an extension is received. Dave Nyman seconded the motion. Wright: Steve will send a letter also for this plan requesting action by the next deadline, or no further extensions will be granted. The motion was made by Nancy, seconded by Anne, and passed unanimously.

The meeting was adjourned on a motion by Sam Martin, seconded by Bert Daikeler, and passed unanimously.

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Ellen L. Roesener
Non-member Secretary