

East Rockhill Township Planning Commission

Meeting Minutes

June 11, 2009

Chairman Dean Frankenfield called the regular meeting of the East Rockhill Township Planning Commission to order at 7:30 PM on Thursday, June 11, 2009. Present were Vice-Chair Nancy Booz, Sam Martin, Brenda Sears, David Nyman, Anne Fenley, Samuel Martin, Bert Daikeler, Township Engineer Steve Baluh and Township Manager Anne W. Klepfer.

Meeting Minutes: Nancy Booz asked for clarification of “this office” to “Mr. Wynn’s office.” David Nyman moved to approve the May 14, 2009 Meeting Minutes as amended. Nancy Booz seconded the motion which carried 7-0.

Correspondence: Chairman Frankenfield noted the correspondence listed on the agenda: A Perkasio Fire Company Review Letter for the Geisert Subdivision dated 4/29/2009; the C. Robert Wynn Associates review letter for the D. Allan Nyman Sketch Plan; extension letter from Rockhill Developers through November 15, 2009; C. Robert Wynn Associates review letter of the proposed Suburban District dated May 18, 2009 and the Engineer’s Subdivision Status report dated June 4, 2009.

B&D Subdivision Extension: Nancy Booz moved to recommend the Board of Supervisors deny the B&D Subdivision absent an extension for the time to review the plan. The motion was seconded by Anne Fenley and approved unanimously.

III Old Business

There was none.

IV. Public Comment

No members of the public were present

V. New Business

D. Allan Nyman Tract, Two Lots, Branch Road. Jason Smeland an engineer from Lenape Valley Engineering and Mr. D. Allan Nyman were present to review the sketch plan and discuss Mr. Baluh’s review comments contained in the June 4, 2009 review letter. The applicant proposes to subdivide the lot into two lots. The first lot will contain all of the existing buildings and the new lot will have a new dwelling. Lot #2 meets the width requirement from a conforming lot and they are proposing a shared driveway to Branch Road.

Item #1 in the review letter discusses site capacity calculations that need to be revised. The applicant will comply.

Item #2 in the review letter addresses a 35 feet wide buffer yard requirement. They’re not currently shown on the plans but the applicant stated they can comply with the buffer yard requirement and will revise the plans accordingly.

Item #3 is in regard to a 75 feet wide riparian buffer that is required to be established along the watercourse which transverses the site. The applicant has not yet done the wetlands delineation but they feel they will be able to comply by shifting the proposed home over.

Item #4 is in regard to an existing nonconforming front yard setback and new barn encroachment on a rear lot line and a possible height encroachment that would result from the proposed subdivision. The Planning Commission advised that the Zoning Hearing Board would need to hold a hearing on those matters but the Planning Commission did not raise any concerns.

Mr. Baluh brought up a prior discussion about looking into changing the definition of building height. The Township has considered addressing this in one of the zoning ordinances they are working on but the time line for that is not clear.

Item #5 is asking the applicant to identify the proposed use of the dwelling and outbuildings. The applicant can comply. The home is a twin and the other buildings are just storage.

Item #6 simply notes that full street improvements were installed along Branch Road in conjunction with the prior Country Hunt Subdivision. There is no need for a waiver.

Item #7 is about certifying that public water and sewer can be extended to serve the dwellings. The applicant will take care of this after the other issues are resolved.

Item #8 asks whether or not the Township Planning Commission is satisfied with the proposed shared driveway. The Planning Commission did not object but asked what width is proposed. It is currently drawn at 10' wide. The Planning Commission Chairman noted that the fire company desires a 12' wide shared driveway and advised the applicant to submit a plan to the fire company and seek their recommendation.

Item #9 is with regard to stormwater management. The applicant will comply with a BMP. There might be some minor waivers they will discuss with the Township Engineer.

Mr. Baluh advised the applicant that there is an amendment to the Code, by Ordinance #222 that contains a recreation land requirement. Mr. Baluh suggested that the applicant could comply with the requirements by offering a pedestrian easement grant along the existing sewer easement for a future pedestrian trail. The applicant is willing to consider this.

Mr. Smeland said that he will meet with his client and they will either resubmit their plan or submit an application to the Zoning Hearing.

VI Public Comment Period II – there were no public comments. However the Planning Commission briefly discussed the “fair share” concept as related to zoning and comprehensive planning.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Anne W. Klepfer  
Township Manager