

EAST ROCKHILL TOWNSHIP  
PLANNING COMMISSION MINUTES

October 8, 2009

The October 8, 2009 Regular Meeting of the East Rockhill Township Planning Commission was called to order by Secretary and Acting Chairman Sam Martin at 7:30 PM. Also present were Members Anne Fenley, Brenda Sears, David Nyman and Bert Daikeler. Dean Frankenfield and Nancy Booz did not attend. Also present was Township Engineer Steve Baluh, P.E. and Township Manager Anne Klepfer.

Minutes: By **motion** of David Nyman, **seconded** by Bert Daikeler, the Minutes of September 10, 2009 were **approved 5-0**.

Correspondence: Correspondence listed on the Agenda was noted as received.

**Old Business**

Allan Nyman Subdivision:

Jason Smeilly and D. Allan Nyman were present to review with the Planning Commission, the Allan Nyman two lot subdivision and the September 28, 2009 review letter from C. Robert Wynn Associates.

Item one simply references a Zoning Determination issued by Zoning Officer Michael Gardner. The applicant acknowledged the determination and confirmed that a 30' wide easement centered along the drainage channel will be provided.

Item #2 refers to Waiver Request for stormwater improvements for existing impervious surface on Lot 1. Township Engineer Steve Baluh noted that the waiver is consistent with past waivers granted for lots with existing residences and he has no objections to the waiver request.

Item #3 confirms that Perkasio Borough Authority will provide public water to the subdivision.

Item #4 notes that the dwelling on Lot #2 will be connected to public sewer.

Item #5 acknowledges a joint driveway is proposed. The applicant will provide the legal description for the easement area as requested.

Item #6 A letter from the Fire Company was received that states they have no comments.

Item #7 notes that the applicant is agreeable to providing a trail easement to satisfy the Recreation land or fee requirement.

Item #8 refers to property monumentation. The applicant will comply and schedule this to be completed.

Item #9 Refers to Developer Agreements and Financial Security Agreements. The applicant indicated they will comply with Township requirements but noted they are requesting that the stormwater improvements for Lot #2 be deferred to such time as a building permit application is filed.

Mr. Smeilly also reviewed the four partial waivers his client is requesting per his letter of September 16, 2009. The Planning commission and Township Engineer had no objections to the waivers to be requested of the Board of Supervisors.

By **motion** of Anne Fenley and **seconded** by Brenda Spears the Planning Commission voted **4-0-1** to recommend approval of the waivers outlined in the September 16, 2009 letter from Lenape Valley Engineering and preliminary/final plan approval of the subdivision subject to satisfaction of the items listed in the September 28, 2009 C. Robert Wynn Associates review letter. **David A. Nyman recused himself and abstained from the vote.**

**New business:** There was none.

**Public Comment:** There was none

Adjournment: With no further business or additional public comments, David Nyman moved to adjourn the meeting at 8:00 PM. The motion was seconded by Anne Fenley and the meeting adjourned.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Anne Klepfer  
Township Manager