

EAST ROCKHILL TOWNSHIP
PLANNING COMMISSION MINUTES

January 14, 2010

The January 14, 2010 Regular Meeting of the East Rockhill Township Planning Commission was called to order by 2009 Chairman Dean Frankenfield at 7:30 PM. Also present were Vice-Chair Nancy Booz, Secretary Sam Martin and members Anne Fenley, Brenda Sears, David Nyman and Bert Daikeler. Also present was Township Engineer Steve Baluh, P.E. and Township Manager Anne Klepfer.

Re-Organization. The first order of business was to re-organize for 2010. David Nyman **moved** to re-appoint Dean Frankenfield as Chair, Nancy Booz as Vice-Chair, and Sam Martin as Secretary. The motion was **seconded** by Anne Fenley and was **approved 7-0**.

Minutes: By **motion** of Mr. Nyman, **seconded** by Mrs. Booz, the Minutes of November 12, 2009 were **approved 7-0** with two corrections.

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

Old Business: None

Public Comment: None

New business:

Village Commercial Zoning Amendment: The Planning Commission Reviewed the Draft Village Commercial Zoning Amendment and the letter from Mr. and Mrs. Greg Lippincott of 200 Old Bethlehem Road requesting that parcel # 12-014-045 be included in the proposed expansion of the Village Commercial Zoning District. The parcel is adjacent to existing properties currently zoned Village Commercial and would "square off" the proposed district. The Planning Commission members agreed that request made sense and were in favor of including it.

The Planning Commission reviewed the draft ordinance and made the following recommendations for changes:

1. The current convenience store floor area requirement of 2,000 feet within the F25 use should be revised to establish a maximum building size in-lieu-of area for sale of convenience items. Planning Commission requested a review of the average size of other recently constructed convenience stores. Pursuant to this review, it appears that the overall building footprint of recently constructed/proposed convenience stores is approximately 4,500 to 5,000 square feet. Accordingly, the Township Engineer recommends that the Ordinance amendment establish a maximum building footprint of 5,000 square feet, for consideration by the Planning Commission.
2. Pursuant to the Comprehensive Plan, only a portion of TMP #12-14-39 is proposed to be revised from AP to VC. This portion is in line with the proposed VC Zoning District expansion north of Fifth Street. Reference to this tax parcel throughout the Ordinance should be revised accordingly. A legal description or map showing the specific area to be rezoned can be prepared when the Ordinance is finalized.

3. Pursuant to the request of a property owner, Planning Commission recommended that TMP #12-14-45 be included in the Ordinance to be rezoned from AP to VR.
4. Section 27-1003.j should be revised to specify that the loading zone may not be located between the building and any street.
5. Section 27-1003.k should be revised to better define when public sewer and/or public water is "available" to serve the property. Pursuant to our prior discussions, Planning Commission suggested that the ordinance specify a certain distance from the property, and/or require connection if sanitary sewer located anywhere within the VC/VR Zoning District if permissible as a Zoning Ordinance regulation.
6. Section 27-2007.b(2) should be revised to specify that free standing signs shall not exceed a height of seven feet from ground level.
7. Sections 27-2007.c(3) and (4) should also be revised to specify the maximum seven feet monument sign height.

Due to the limited remaining issues, Planning Commission recommended that the revised Ordinance be forwarded to the Bucks County Planning Commission for comment. **Motion** made by Mr. Nyman, **seconded** by Mr. Daikeler and **approved 7-0**.

AT&T Conditional Use Application: The Planning Commission listened to a presentation from the applicant's attorney Kat Durso and engineer Mario Corbretta. AT&T has received approval for a variance from the Zoning Hearing Board clearing the way for zoning permits for a proposed Tree Stealth Mono Pole to be constructed at 2215 Old Bethlehem Pike, Sellersville, PA 18960 in East Rockhill Township. The pole will be 150' tall, will provide antennae space for approximately 5-6 carriers including AT&T and Verizon and is being designed so that if there were a catastrophic event the pole would not topple over but rather would collapse. The Tower will be camouflaged to look like a tree to blend in with the surrounding canopy of mature trees. The applicant reviewed with the Planning Commission results from a balloon test that simulates what the pole would look like from ten different locations within a 2,000 foot radius. The pole is fully visible from two locations along Old Bethlehem Pike, with only obstructed views of it at three other locations. At the other locations the pole was not visible. The applicant's representative also reviewed the service maps for AT&T and Verizon existing and anticipated to justify the need for the pole and explained why co-locating on other existing poles would not work. They also reviewed the FCC Safety Compliance review.

Mr. Nyman **moved** to advise the Board of Supervisors that the Planning Commission has reviewed the Conditional Use application and to indicate that all of their questions were addressed. Mrs. Booz **seconded** the motion and the Planning Commission voted **7-0 in favor**.

Other Business:

Record Plans: The Minutes should reflect that Planning Commission approved the plans for Rockhill Builder's Two Lot Subdivision on Callowhill Road for signature by the Planning Commission.

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

Respectfully submitted:

Sam Martin
Secretary

Recorded:

Anne Klepfer
Township Manager