

## EAST ROCKHILL TOWNSHIP

### PLANNING COMMISSION MINUTES

June 10, 2010

The June 10, 2010 Regular Meeting of the East Rockhill Township Planning Commission was called to order by 2010 Chair Dean Frankenfield at 7:30 PM. 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.

Minutes: By **motion** of Mrs. Booz, **seconded** by Mr. Daikeler, the Minutes of May 13, 2010 were **approved 5-0**.

Correspondence: Correspondence listed on the Agenda was noted as received. The Planning Commission acknowledged the Bucks County Review Letter of Green Ridge Estates in Perkasio and noted the plan has been revised from town homes to single family homes. Also it was noted that the additional buffering East Rockhill requested for on the border with Chadd's Place, was provided.

#### **Old Business:**

1. High Tract. An Extension Request for six months was received from the applicant. The Planning Commission would like the applicant to resubmit for the August deadline. The Plan is for three lots with a shared driveway. Present were applicant Clay Heckler of Select Properties as well as his representative Michael Kracht, Esquire. Mr. Heckler indicated that they met with Steve Baluh on the site and listened to Mr. Baluh's take on the resident concerns voiced last month. The lots are not proposed to change from the current three lot configuration that satisfies the zoning requirements. However, Mr. Heckler provided Planning Commission Members with a sketch showing a revised driveway plan that would address concerns expressed by neighbors that the previous configuration would require extensive tree and rock removal right along the property line. The revised layout calls for a shared driveway that follows the existing access drive that was previously cleared of trees and boulders. They will also elongate the basin along the driveway and possibly reduce the size of the basin. This new configuration will also improve the stormwater management. They would like to address the rest of the review comments and resubmit the plan. Mr. Frankenfield asked that the existing buffering or additional sufficient buffering be maintained or added between the driveway and the Hafler property. It was also noted that blasting impact and well guaranties will need to be addressed with the approvals of this project. It was asked if the size of the building envelop could be limited to prevent homes from being built in the boulder field and requiring blasting. Mr. Heckler was receptive to that request.

The Planning Commission had the applicant walk through the May 7, 2010 C. Robert Wynn review letter. Items #1-7 are items the applicant will comply with, ask waivers from or will revise the plan accordingly. The Board discussed Item #8 regarding the shared driveway. The applicant will comply and prepare the necessary paperwork. The Planning Commissions discussed Item #7 and discussed the applicant noting on the plan and in the shared driveway agreement that a shared driveway lamp will be required.

Item #9 Stormwater Management was discussed. The Planning Commission discussed resident concerns that water is ponding on neighboring properties and their allegations that previous clearing on the High Tract contributed to it. Mr. Frankenfield asked if there is anything the developer can do now to address their concerns on the short term in addition to the improvements that will be made for the subdivision. Mr. Heckler volunteered to take a grader in and level off the temporary road but he doesn't think it will make the neighboring properties less wet because that has more to do with the soils and the grade of the property. They also asked Mr. Heckler to investigate the pipe down stream to make sure it can handle what will be coming from the High Tract. Mr. Heckler will comply. The remaining items are technical items that they will comply with and they will revise and resubmit the plans.

The Planning Commission discussed the desire to accommodate the Liberty Bell Trail that calls for the trail to run along the frontage of this project. The Trail Plans are not completely ironed out yet but an easement should be left available should it be needed.

**Public Comment:** None

**New Business:**

Select Properties: 1731 Old Bethlehem Pike Subdivision: Mr. Kracht and Mr. Heckler distributed a color sketch plan, photos of the frontage and photos of the type of dwellings proposed.

1. They discussed the architectural design features and the off-sets that the applicant feels will make the townhouse develop avoid the "barracks" look that is considered undesirable.
2. Mr. Kracht pointed out the proposed entrance from Old Bethlehem Pike and the existing vegetation. They are not proposing to remove the vegetation and drivers will likely be unable to see the town houses from the road. Mr. Kracht acknowledged that a traffic study would need to be done. Mrs. Booz asked if a deceleration lane would be required. If the buffer needs to be removed to satisfy traffic requirements, a new similar class buffer will be provided. The units are proposed to be setback from the road and there is plenty of room for additional buffering if needed. Mr. Martin asked where the Liberty Bell easement would be worked in if a deceleration lane is required. Mr. Baluh said that the sufficient trail easement would need to be incorporated into the design.
3. He suggested involving the Park and Recreation Commission to get them to start thinking about the open space and recreation.
4. Housing Types. The ordinance requires three housing types unless reduced by the Board of Supervisors. They can add twins to replace some of the singles but the market is better for singles and singles are viewed as more desirable. The applicant will seek guidance from the Board of Supervisors as to whether they should include twins.
5. Clearing. Mr. Heckler projected that the proposal will comply with the maximum 40% tree removal limit.

6. Town house clusters. Mr. Frankfield commented that some of the units have no backyard and need to be moved out of the buffer/setback line. While there won't be backyards there needs to be enough setback to accommodate private decks and patios. That was a good point.

7. Planning Commission suggested speed tables and other appropriate traffic calming improvements. The Planning Commission is concerned about pass through traffic and also suggested that roads be made more windy and patterned cross walks added in the town home neighborhood.

6. Mr. Baluh suggested that the Township could enter into an understanding or agreement regarding architectural features that the Township can expect.

7. Width of road and parking. The planner has recommended designated "carve outs" for on street parking. So that not everywhere would have parking, but where parking is provided it would be wider. This would also serve a traffic calming purpose. Right now, the current design is parking compliant. The Planning Commission suggested a parking plan be prepared and they would be willing to consider it, but they advised that they discussed a need for parking on both sides of the road. The Planning Commission would want the Public Works Director's comments on it as well.

8. The number of Townhome units attached doesn't comply with the intent of the Ordinance and should be limited to no more than five attached units.

9. Access to recreation facilities and space. The Park and Recreation Board should evaluate how much of the required recreational facilities they would recommend be provided on site and whether or not the residual should be provided off site. The Planning Commission felt that there should be at least one athletic field and two tot lots but deferred to the Recreation Committee to evaluate it.

10. The Planning Commission would like curb and sidewalks on both sides of the street everywhere. Mr. Heckler thought that perhaps they wouldn't be needed on both sides of the street and indicated that they are a maintenance issue.

11. Lots near intersections should be re-evaluated to maintain a safe distance for driveways from intersections.

Mr. Heckler also discussed in general terms some of the waivers that might be requested.

Mr. Heckler said he would meet with his planner, seek input from the Park and Recreation Committee and submit a revised sketch to the Planning Commission.

Adjournment: With no further business or additional public comments, Mr. Nyman **moved** to adjourn the meeting at 9:40 PM. The motion was **seconded** by Mrs. Sears and the meeting adjourned.

Respectfully submitted:

Sam Martin  
Secretary

Recorded:

Anne Klepfer  
Township Manager