

EAST ROCKHILL TOWNSHIP  
PLANNING COMMISSION MINUTES

December 9, 2010

The December 9, 2010 Regular Meeting of the East Rockhill Township Planning Commission was called to order by Chairperson Dean Frankenfield at 7:30 PM. Present were Vice-Chair Nancy Booz and members Anne Fenley, Brenda Sears, David Nyman, Bert Daikeler and Charles Turley. Also present was Township Engineer Steve Baluh, P.E. and Township Manager Anne Klepfer.

Minutes: By **motion** of Mrs. Fenley **seconded** by Mrs. Booz, the Minutes of November 11, 2010 were approved by the **vote of 7-0**.

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

**Old Business:** Oak Tree Auto Recycling

A revised preliminary/final Land Development Plan was resubmitted for review November 12, 2010. The applicant as well as Scott McMackin of Cowan Associates and attorney David Juall were present to review the December 3, 2010 C. Robert Wynn Associates review letter. **Item #1** simply notes that the applicant received approval of a Special Exception for extending the nonconforming use by proposing to erect an 8,160 square foot pole building. The applicant confirmed that they will comply the terms and conditions of that approval.

**Item #2** refers to the buffer yard requirements. The applicant is proposing staggered rows shrubs, with small groupings of evergreens to enhance existing vegetation along the property boundaries. Since the applicant is proposing more shrubs than required, a waiver from Section 22-515.6.F. of the Subdivision and Land Development Ordinance for tree replacement requirements is also requested. The Planning Commission had no objections.

**Item #3** includes a Waiver request for Street improvements. Waivers or partial waivers are being asked for driveway width, lighting, storm sewer/stormwater management design and road widening with curb and sidewalk. The applicant will be widening the entrance of the driveway to accommodate two vehicles to pass and get out of the road, they will install and provide a plan for minimal security lighting, they are providing an alternative design for stormwater management and they agree to pay a fee in-lieu-of road improvements.

**Item #4** is a comment regarding the applicant's proposed stormwater management BMP. The applicant is decreasing the amount of impervious surface and the Township Engineer is in agreement that the small size of the stormwater facility requires modifications to the standard design requirements. This waiver is acceptable to the Planning Commission.

**Items #5-#8:** The Applicant will comply and is in accord with comments contained in Items #5-8 of the December 3, 2010 C. Robert Wynn Associates letter.

**Item #9** requests that the applicant receive a review from the Perkasio Fire Company regarding access for fire-fighting purposes. The Township is not in receipt of a review. The applicant said that they will follow up with the Fire Company and request that the Township be copied on all correspondence.

**Items #10 and #11** deal with Developer and Financial Security Agreements as well as final engineering/drafting details to be addressed prior to plan recordation. The applicant will comply.

The Planning Commission was satisfied with the applicant's response to their comments and with concurrence from the Township Engineer **voted 7-0** on a **motion** by Mr. Daikeler and **second** by Mrs. Booz to recommend to the Board of Supervisors approval of the waivers requested in the applicant's November 10, 2010 Waiver Request letter and Preliminary/Final Plan Approval both conditioned upon compliance and satisfaction of the December 3, 2010 C. Robert Wynn Associates letter and approval of the Waivers by the Board of Supervisors.

**New Business:** -None

**Other Business:** The Planning Commission acknowledged receipt of a request for a six month extension from the High Tract. The Planning Commission recommended Conditional Approval of the three-lot Subdivision at its November 11, 2010 meeting, but it has not yet been before the Board of Supervisors.

Adjournment: With no further business or additional public comments, Mr. Nyman **moved** to adjourn the meeting at 7:55 PM. The motion was **seconded** by Mrs. Booz and the meeting adjourned.

Respectfully submitted:

David R. Nyman  
Secretary

Recorded:

Anne W. Klepfer  
Township Manager