

East Rockhill Township
PLANNING COMMISSION MINUTES

February 9, 2017

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on February 9, 2017 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, Chairperson
Nancy Booz, Vice-Chairperson
David Nyman, Secretary
Bill Barnish, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Chairperson Anne Fenley. For the purpose of reorganizing the Commission, Mrs. Fenley asked Ms. Morano, Township Manager to act as temporary Chairperson for the election of a Chairperson for 2017. Ms. Morano requested a motion for Chairperson.

Reorganization:

On motion by Mrs. Booz to appoint Anne Fenley as Chairperson, Mr. Nyman seconded the motion, all present voted in favor. Mrs. Fenley assumed the Chair.

On motion by Mr. Nyman to appoint Nancy Booz as Vice-Chairperson, Mr. Barnish seconded the motion, all present voted in favor.

On motion by Mr. Barnish to appoint David Nyman as Secretary, Mrs. Booz seconded the motion, all present voted in favor.

Approval of December 8, 2016 Minutes: **On motion** by Mrs. Booz, seconded by Mr. Barnish, to approve the meeting minutes from the December 8, 2016 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. No action was taken.

New Business:

Pennridge School District Transportation Center. Pennridge School District proposes to construct a 2,400 SF storage building north of the existing transportation center building in an existing lawn area. Area between the proposed building and existing transportation center building will be paved for access. Existing bus parking and employee parking area are not proposed to be modified. Property is served by public water supply and sewage disposal via Perkasio Regional Authority, and is located within the Cultural-Educational (C-E) Zoning District.

Justin Massey, Terraform Engineering, Mike Spadofore, Dewey Engineering, Jeff Loeffler, Pennridge School District Director of Operations were present.

1. The proposed improvements have relatively minor impact on overall impervious surface ratio for the entire Pennridge School District holdings (137.7 acres). However, it is noted

that the total impervious surface ratio proposed is 29.2%, which is approaching the overall allowed impervious surface ratio of 30%. **Applicant is aware.**

2. Correspondence dated January 9, 2017 from Terraform Engineering, LLC submitted with the plan includes the following request for waivers of Land Development Ordinance requirements: detail plans for only the portion of the site to be developed; use of HDPE storm sewer pipe for private storm sewer system; and reduction of minimum pipe diameter to below 18" for private storm sewer system. The Township Engineer's office has no objection to the waivers requested. However, plan should include a note referencing the originally approved Bus Storage Facility land development plan with recording information. **Will comply with plan note.**
3. Stormwater Management Analysis, dated September 16, 2016, prepared by Terraform Engineering, LLC, was included with the plan submission. Stormwater runoff from the project area drains to existing stormwater management basin "F" constructed in conjunction with the original bus facility land development project. The submitted analysis verifies that stormwater runoff from the proposed storage building improvements does not adversely impact the existing basin, and discharge from the stormwater basin is maintained below original design parameters. Additionally, calculations are included to verify adequacy of the existing/proposed stormwater collection system. Information as submitted is consistent with the Township Stormwater Management Ordinance, and is satisfactory. **Comment acknowledged.**
4. Applicant should clarify if public water supply or sanitary sewage disposal facilities are proposed within the storage building. If proposed, verification of approval must be received from Perkasio Regional Authority. (SLDO Sections 22-519 & 520) **Non-Issue, there will be no water or sewer to the building.**
5. Applicant should submit the plan to servicing Fire Company for comment regarding access and water supply for fire-fighting purposes. (SLDO Section 22-519) **Perkasie Fire Company has reviewed the plan and the District will extend a device from the existing bus garage fire alarm system to the accessory building, no parking signs will be installed at the face of building to the sidewalk to not block emergency access.**
6. Recreation land, in the amount of 1,500 SF per 4,000 SF of new building area, is required in accordance with Section 22-525.C of the Land Development Ordinance. In the alternate, the Township may accept a fee in-lieu-of land dedication in the amount of \$1,080 based on current Township Fee Schedule. **Agree.**
7. Verification of approval must be received in writing from Bucks County Conservation District for erosion and sedimentation control measures to be implemented during earthmoving activity. (SLDO Section 22-518) **Will comply.**
8. Applicant should clarify if any site or building lighting is proposed to be added/modified in conjunction with the project. Any lighting addition/modification should be indicated on the plan. All proposed lighting should utilize full cut-off type fixtures. (SLDO Section 22-526)

The Township has received a recent resident complaint regarding the existing lighting in the front parking area. It appears that this may be related to the angled light fixtures mounted to the poles at the fenced bus parking area. These lights are directed toward the northern property boundary. Modification to these lights should be considered. **The neighbor is located across the street from the transportation building and their concern will be addressed.**

9. Development/Financial Security Agreement is required to be executed between the applicant and Township to guarantee installation of required improvements pursuant to Section 22-606 of the Land Development Ordinance. However, due to the minimal improvements proposed, Township may consider waiver of agreements if requested by the applicant. **An amended waiver request dated January 30, 2017 has been received requesting a waiver due to the minimal improvements proposed.**
10. The following engineering/drafting detail comments should be addressed on the plan:
 - A. Subdivision Ordinance waiver requests should be removed from the plan.
 - B. Parking calculations within the Zoning Data should be revised to eliminate removed and proposed spaces.
 - C. Storm pipe trench detail included on sheet 3 of 5 should be revised to be consistent with Township Subdivision Ordinance Appendix A with respect to 2B stone bedding/cradle under the pipe.
 - D. Drainage plan sheet should be included within the plan set.
 - E. Hay is not an acceptable option for mulching and should be removed from the seeding schedule on sheet 5 of 5.
 - F. As-built utility/site plan should be submitted upon completion of project to verify construction in accordance with the approved plan, and should be so noted on the record plan.

Drafting issues will comply.

On motion by Mr. Nyman, seconded by Mr. Barnish to recommend accepting the four waivers as requested and placement on the Board of Supervisors February 21, 2017 regular meeting agenda with a recommendation for preliminary / final approval. With no additional discussion, all present voted in favor.

Mr. Nietupski, SR313, asked why no electric was being provided to the building. The District anticipates no nighttime usage, but may consider running conduit for future electric to the building. Building permit application will show any proposed utilities and permits will be obtained.

Old Business:

Foreman Farms Land Development. Applicant proposes to construct a single family dwelling and horse barn with associated improvements on their 31.49 acres property located at the intersection of

Butler Lane and Ridge Road. The use is classified by the Zoning Ordinance as a Riding Academy (Use A5). The facility is proposed to be utilized for private boarding of up to 20 horses of which a maximum of ten may be owned by individuals other than the applicant. A dwelling and outbuildings exist on the property and are proposed to remain. The horse facility includes approximately 8,000 SF for stables and an 18,000 SF indoor riding arena. Various outdoor riding areas and pastures will be fenced on the property. All facilities will access Butler Lane. Site is located within the AP Zoning District and is proposed to be served with onsite well and sewage disposal system.

Scott McMackin, Cowan Associates and Karl Foreman were present.

1. Zoning Hearing Board Decision dated November 7, 2016 granted variances for the proposed land development, including allowance of two dwelling units on the property (one existing, one proposed), and permitting maximum impervious surface percentage of 6.77%. The variance Decision was subject to several conditions, which are identified on sheet 1 of 12 on the plan. The following comments are made with respect to the conditions:
 - A. Applicant is required to prepare and provide the Township with a manure management plan prior to issuance of building permit for the property. However, this office recommends that, at a minimum, proposed manure storage location should be identified at this time so it can be considered during land development review. Additionally, a screened trash collection area should be identified if storage is proposed outdoors. **Will comply. Site is to be adjacent to stables, label will be on plan.**
 - B. Lighting of the outdoor arena is prohibited. However, plan should identify any proposed parking/security lighting to determine if consistency with Township regulations. (SLDO Section 22-526) **Agree.**
 - C. Applicant should clarify needs for potable water/sewage disposal for the horse facility. It is our understanding the proposed well for the dwelling will also serve the horse facility. If sewage facilities are proposed for the horse facility, Sewage Facilities Planning Module and/or exemption may be required to be prepared by the applicant. (SLDO Section 22-519 & 520) **A bathroom will be in the stable area for convenience to be serviced by new dwelling on-lot septic system. Will comply.**
 - D. The ZHB Decision allowed parking to be limited to five spaces at the present time; however, applicant is required to reserve an area that can accommodate up to 28 parking spaces (parking area included on sketch plan). Parking area depicted on the land development plan includes five parking spaces at the horse facility entrance and one handicapped parking space to the rear of the horse facility, with an additional seven reserved parking spaces. Plan must be revised to identify reserved parking area that can accommodate a total of 28 spaces in accordance with the Zoning Hearing Board Decision. Any modifications to this requirement will require additional review approval by the Zoning Hearing Board to amend their Decision. Additionally, impervious surface calculations included on the plan should clarify the extent of proposed/future parking area utilized in the calculations. Proposed impervious surface percentage specified on the land development plan is at the

6.77% limit. **The plans will be designed to address all required parking spaces; only 5-6 spaces will be constructed at this time with the remaining spaces to be grass. Will comply.**

- E. No retail sales or horse shows are permitted on the property. **Agree.**
2. Plan notes indicate that wetland delineation was completed by Penn's Trail Environmental, Inc. Report/documentation of wetland delineation should be submitted for Township records. (ZO Section 27-1900) **Will comply.**
3. 25 feet wide Class A buffer yard is delineated along property boundaries where they abut residential properties. Along the eastern property boundary adjoining Felix and Russo properties, canopy trees spaced 40 feet on center are proposed to be installed in areas where trees do not exist, except in the area of Texas Eastern Gas pipeline easement. Existing vegetation is located along all other buffer yard areas. Township should determine if proposed buffer plantings are satisfactory. (ZO Section 27-1905) **Back of property is wooded. Supplemental plants in buffer areas are shown on the plan.**
4. Waivers of Land Development Ordinance requirements have been requested and are listed in correspondence dated January 16, 2017 from Cowan Associates, Inc. Requested waivers are as follows:
- A. SLDO Section 22-403.2.A, Plan Scale – Plan scale as submitted is satisfactory.
Agreeable to the Township Engineer.
- B. SLDO Sections 22-408 and 403.12.C, Water Resource Impact Study – Additional information should be submitted regarding anticipated water usage for the dwelling and horse facility, in order to determine if preparation of a full Water Resource Impact Study is warranted. **Horses utilize 5-10 gallons a day per horse which is below what a typical single family residence would use. Documentation – hydrologic study - will be provided showing the basis of the information provided.**
- Jenny Majetich, 1019 Butler Lane, resides near the property, who's well is at 100 feet and has concerns on the potential effect to her well.
 - Richard Majetich, 1019 Butler Lane, did not believe the horse water usage estimate was adequate.
- C. SLDO Section 22-403.9, Landscape Plan – Inclusion of proposed landscape plantings and requirements within the plan set, in-lieu-of a separate landscape plan as presented, is satisfactory to the Township Engineer.
- D. SLDO Section 22-504.2.L, Energy Conservation Zone Tree Planting – Two trees are required to be planted on all residential lots generally along the southern exposure of the dwelling. Township should determine if plantings are desirable. **Applicant believes plantings would be close to the main dwelling which may be of future concern.**

- E. SLDO Sections 22-505, 506, 512, and 513, Street Improvements – No improvements are proposed on the plan along either Ridge Road or Butler Lane frontage. Due to the low impact of the proposed development, modified improvements such as crack sealing and seal coat of Butler Lane may be considered in-lieu-of full improvements. If certain improvements are waived as requested, contribution in-lieu-of improvements should be considered to be paid by the applicant to the Township in accordance with Township policy. An estimate of cost of said improvements should be prepared by the design engineer and submitted for Township review. **Applicant will comply with crack sealing and seal coat of Butler Lane.**
 - F. SLDO Section 22-526.1, Street/Parking Area Lighting – Township should determine if street and parking area lighting is desired. **Any lighting will be added to plan and meet Township regulations.**
 - G. LDO Section 22-515.2, Parking Area Landscaping – Township should determine if parking area landscaping is desired. At a minimum, calculations should be completed to determine the amount of landscaping required. Consideration may be given to requiring alternate plantings such as additional shrub/buffering between the parking area and streets. **Request waiver due to size of parking area.**
 - H. SLDO Section 22-523.3.H, Parking Area Paving – Applicant is requesting that the driveway/parking area for the horse facility be finished with stone. Handicapped accessible parking space to the rear of the facility is proposed to be paved. Driveway for the proposed residence is also proposed to be paved. If the Township determines that the horse facility parking area is not required to be paved, at a minimum, driveway entrance must be paved to protect the edge of Butler Lane, and minimize the tracking of stones onto Butler Lane. Additionally, a means to demark the parking spaces should be proposed. **Will comply with paving driveway entrance.**
- 5. Design engineer should submit turning movement diagrams to verify that that the largest anticipated delivery vehicle and horse trailers can adequately enter and turnaround within the site. Additionally, any specific loading area/loading doors to the facility should be identified on the plan. **Will comply.**
 - 6. Verification of approval must be received in writing from Bucks County Conservation District for erosion/sedimentation control plan and NPDES Permit for proposed erosion control measures to be implemented during earthmoving activities. (SLDO Section 22-518) **Will comply.**
 - 7. Stormwater Management Report dated January 4, 2017, prepared by Cowan Associates, Inc. was submitted with the plan. Stormwater management is proposed via installation of underground stormwater infiltration trenches/beds along the rear driveway of the horse facility, and driveway for the residential dwelling. Additionally, a rain garden is proposed to be constructed adjacent to the dwelling, which will intercept stormwater runoff from the horse facility roof drains. The following comments are made with respect to the proposed facility and Stormwater Management Ordinance (Chapter 26 part 3):

- A. Dewatering calculations should be submitted for proposed infiltration trenches.
 - B. Pursuant to plan details, it appears that all stormwater runoff is designed to enter the infiltration beds via amended soils installed adjacent/downslope of the proposed driveways. To ensure that stormwater runoff does not continue across the amended soils and bypass the infiltration trenches, design should be revised to direct stormwater to enter the facilities by utilization of a small retention berm, swale, yard inlets, or other method within the amended soil area.
 - C. Specifications for fill material to be installed below infiltration beds and rain garden should be included on the plan.
 - D. Storm sewer collection system calculations should be included in the Stormwater Management Report.
 - E. Consideration should be given to extending the “bypass” stormwater collection system past the residential driveway, to prevent flow over the driveway.
 - F. Means to prevent leaves and debris from entering the roof drain collection system should be proposed as there is no free discharge from the system.
 - G. Proposed diversion swale noted to be installed upgrade of the level spreader should be clarified within the detail on sheet 7 of 12.
 - H. Maintenance requirements for rain garden included on sheet 11 of 12 should specify that mowing should be completed no more than once a year, preferably late winter, for the interior of the rain garden.
 - I. Drainage plans included within Stormwater Management Report should also be attached to the overall plan set.
 - J. Post development drainage plan should clarify labeling of drainage areas including bypass area between the barn and Ridge Road. **Will comply.**
8. Dedication of recreation land, or contribution of a fee in-lieu-of is required in accordance with Section 22-525.1.C of the Land Development Ordinance. Township should determine if dedication of recreation land is desirable for this site. **Will comply.**
 9. Concrete monuments must be installed along site out boundary and ultimate right-of-way where no monumentation exists, as shown on the record plan. Monument installation must be certified in writing by the responsible surveyor, prior to plan recordation. (SLDO Section 22-522) **Will comply.**
 10. Plan should be submitted to the servicing fire company for review and comment regarding access for fire-fighting purposes. (SLDO Section 22-519) **Will comply.**

11. Development/Financial Security Agreement should be executed between applicant and Township to guarantee installation of required improvements including, but not limited to, stormwater management, erosion control, landscaping, etc. Pending preliminary plan approval, an Opinion of Cost, prepared by a licensed professional engineer should be submitted to the Township for review. (SLDO Section 606) **Will comply.**
12. Subject to resolution of the above items particularly related to parking, stormwater management, and waiver requests; additional comments and engineering detail review may be generated upon submission of revised plans.

It was noted, existing dwelling will be used by a property manager, horses will graze and use supplemental hay stored in the barn, tractor and horse trailer will be stored in a shed, existing dwelling has well and septic, new dwelling will have a new well and septic.

Outstanding information will be submitted to the Township for probable preliminary / final approval.

Public Comment:

Mr. Blaze Youngers, Ridge Road, and Mr. John Fenley, Fifth Street, introduced themselves to the Planning Commission as possible candidates to fill one vacancy on the Commission.

On motion by Mr. Nyman, seconded by Mr. Barnish, to recommend the Board of Supervisors consider appointing Blaze Youngers to fill the Planning Commission vacancy and John Fenley be considered when a vacancy becomes available. With no additional discussion, all present voted in favor.

Fleck-Sears Lot Line Adjustment 120-day extension was received on February 3, 2017.

Pennridge Airport Corporate Jet Hangars requires action by March 8, 2017. An extension request form has been sent to the applicant's engineer.

On motion by Mr. Nyman, seconded by Mrs. Booz, to recommend conditional denial of the Pennridge Airport Corporate Jet Hangars if an extension request is not received. With no additional discussion, all present voted in favor.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mrs. Booz, the meeting adjourned at 7:58pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager