

East Rockhill Township  
PLANNING COMMISSION MINUTES

January 11, 2018

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on January 11, 2018 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, 2017 Chairperson  
David Nyman, 2017 Secretary  
Bill Barnish, Member  
Joe Chellew, Member  
Jim Weikel, Member  
Blaze Younger, Member  
Steve Baluh, P.E., Township Engineer  
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Temporary Chairperson Anne Fenley.

**Reorganization:**

Mrs. Fenley appointed Mrs. Morano as Temporary Chairperson.

**On motion** by Mr. Barnish, to nominate Anne Fenley as Chairperson, Mr. Chellew seconded the motion, all present voted in favor. Mrs. Fenley assumed the Chair.

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

**On motion** by Mr. Youngers, to nominate David Nyman as Secretary, Mr. Barnish seconded the motion, all present voted in favor.

**Approval of December 14, 2017 Minutes:** **On motion** by Mr. Weikel, seconded by Mr. Barnish to approve the meeting minutes from the December 14, 2017 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:**

**Boice Minor Subdivision:** The following comments and/or recommendations are made relative to the subject Minor Subdivision Plan, sheet 1 of 1, dated October 11, 2017, prepared by Irick, Eberhardt & Mientus Inc. Applicant proposes to subdivide an existing 16.58 acres (net) property into two residential lots. Lot 1 is 14.78 acres (net) in area and contains an existing dwelling and outbuildings. Lot 2 is a proposed building lot 1.80 acres (net) in area. Lots will be served by individual wells and on lot sewage disposal systems. The site is located within the Resource Protection Zoning District. Mr. and Mrs. David Boice were present.

1. Density factor calculations should be submitted in accordance with Section 27-1901.c of the Zoning Ordinance. **Will comply.**

2. A schematic dwelling and driveway location is shown on the plan for Lot 2. Plan Note 4 indicates that the actual construction on the lot will conform to Township Zoning requirements. The Township Engineer's office recommends that, at a minimum, a typical design for dwelling and grading be proposed to verify that all zoning requirements can be met, including natural resource protection standards, particularly woodlands. It appears that woodland clearing is required for construction of all improvements, including dwelling, driveway, sewage disposal system and stormwater management. (ZO Section 27-1901) **Will comply.**
3. Section 22-504.J of the Subdivision Ordinance prohibits creation of lots which front on arterial or collector streets and Richlandtown Road is classified as a Minor Collector. Therefore, the proposed subdivision is in noncompliance with this requirement unless a waiver is requested in writing by the applicant and approved by the Township. (SLDO Section 22-308) **It was noted such a waiver has been granted in the past.**
4. Proposed driveway for Lot 2 is located near a curve at the northern end of the site frontage and near the intersection with Covered Bridge Road. Plan indicates that adequate sight distance is available based on horizontal geometry. However, site investigation noted that an embankment, boulders, and trees exist (particularly to the north) which may impede the actual sight distance. Also, the sight triangle encroaches on the adjoining property. Design engineer should provide vertical alignment profile along the sight distance lines to verify the available sight distance, and whether any grading and/or clearing is necessary. It appears that any grading and/or clearing to the north may require acquisition of an easement from the adjoining property owner. (SLDO Section 22-511.A) **Will comply.**

Additionally, typical driveway entrance design (paving, culvert, grading) should be included on the plan to verify compliance with requirements of Section 22-511 of the Subdivision Ordinance. Applicant is required to obtain driveway access permit approval from the Township. **Will comply.**

5. If construction on Lot 2 is not proposed at this time, Township may consider deferral of improvements subject to recording of a declaration of covenants and restrictions, executed between the applicant and Township in a manor satisfactory to the Township Solicitor to document improvements required to be addressed at the time of construction. **Comment.**
6. Overhead utility lines are located outside of Richlandtown Road right-of-way, across Lots 1 and 2. Design engineer should verify if a utility easement exists for these facilities. Any easements should be located and described on the plan, and the area should be deducted from base site area calculations. (SLDO Section 22-527 and ZO Section 27-1901.c(1)) **Mr. Boice is seeking to keep lot in Act 319, therefore the utility right-of-ways are not**

**deducted from the lot area. Will comply with illustrating a 30 feet right-of-way on the plan.**

7. Street improvements including cartway widening, drainage facilities, curb, and sidewalk are required to be installed along the property frontage in accordance with Sections 22-505, 506, 512, and 513 of the Subdivision Ordinance, unless a written request for waiver of frontage improvements is submitted by the applicant and approved by the Township. In addition, the design engineer should submit a cost estimate of the improvements proposed to be waived for consideration of a contribution in-lieu-of improvement installation. (SLDO Section 22-308) **The Township Engineer will ask the Public Works Director if any shoulder improvements are recommended. Will comply.**
8. Approximate location of existing on-lot sewage disposal absorption area should be identified on the plan for Lot 1. The plan depicts two septic system test areas on Lot 1 and one test area on Lot 2. Design engineer should clarify if the existing sewage system is proposed to be replaced. If marginal soil conditions are identified on Lot 2, a tested and approved replacement sewage system location must be provided in accordance with Section 22-520.E of the Subdivision Ordinance. Additionally, sewage facilities planning modules must be prepared for the subdivision and require approval by Bucks County Department of Health, East Rockhill Township, and PADEP. (SLDO Section 22-407 and 520) **Will comply after receiving preliminary plan approval.**
9. Water supply well must be installed and tested for Lot 2 in accordance with BCHD and Township regulations, and be so noted on the plan. (Township Code Chapter 26) **Will comply.**
10. Location of existing driveway access for TMP #12-6-77 on the opposite side of Richlandtown Road should be included on the plan. **Will comply.**
11. Required right-of-way concrete monuments and property boundary iron pins should be installed and certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
12. Recreation land is required to be dedicated to the Township in accordance with Section 22-525.C of the Subdivision Ordinance; unless a contribution in-lieu-of dedication is approved by the Township. The current fee schedule establishes the contribution at \$1,900.00 per dwelling unit. **Will comply.**
13. The pond berm and existing stone wall on Lot 1 partially encroach within the required ultimate right-of-way (30 feet from centerline). The Township Engineer's office recommends that the ultimate right-of-way line be revised to be "stepped" around the pond berm and wall to eliminate the encroachment. Area within the ultimate right-of-way of Richlandtown Road is offered for dedication to the Township by Note 2 on the plan; and

should be accepted as an easement in accordance with Section 22-506.2.A of the Subdivision Ordinance. Legal descriptions for the right-of-way, signed and sealed by the responsible surveyor, should be submitted for review. **Will comply.**

14. Signature block for Township Engineer should be removed from the plan. Additionally, certification for Township Planning Commission should be revised to read "Recommended for approval by..." . (SLDO Section 22-404.7.D) **Will comply.**
15. References to sewer and water authorities in Note 5 are incorrect and should be revised. **Will comply.**
16. Additional comments may be generated upon review of plan revised in accordance with the above comments, particular with respect to zoning calculations, driveway design, and road improvements or waiver thereof. **Comment.**

It was noted that most of the lot is wooded, stormwater design is unknown until design information is provided, pond level always stay the same but overflow changes according to weather events and the farm is known as the 'Blue Bell Farm.'

The Commission was favorable to the plan. The Commission had no additional comments.

**Public Comment:**

- Mrs. Morano requested 2019 work session meetings to be advertised at 6:30pm preceding the regularly scheduled meeting on the second Thursday of every month. The Commission was agreeable. If additional work sessions are needed they will be advertised accordingly.
- Mr. Nyman noted the 2017 Planning Commission report was distributed to the Commission for review. No changes were needed.

**Adjournment:** **On motion** by Mr. Weikel, and seconded by Mr. Barnish, the meeting adjourned at 7:34pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager