

East Rockhill Township
PLANNING COMMISSION MINUTES

October 12, 2017

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on October 12, 2017 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson
David Nyman, Secretary
Bill Barnish, Member
Blaze Youngers, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

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

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

Reiss Lot Line Adjustment Subdivision Plan, 2562 Hill Road. Lot line adjustment subdivision proposes to convey 0.1 acres of TMP #12-8-18 (William Tharp) to TMP #12-8-18-1 (Brad & Tanya Reiss). The resulting Tharp and Reiss properties will be 2.467 acres (net) and 1.10 acres (net), respectively. Both properties contain existing dwellings which are served by onsite sewage disposal systems and wells. Site is located within the Resource Protection Zoning District.

Patrick Cavanaugh, PLS, Cavanaugh Surveying Services, was present to review the following comments.

1. Lot area of TMP #12-8-18-1 (Reiss) is "existing nonconforming" within the RP Zoning District which requires a minimum of 1.8 acers. The proposed lot line adjustment reduces the existing nonconformity. **Comment noted.**
2. A stone driveway and stone pad area was recently installed on the Reiss property encroaching onto the Tharp property. Lot line adjustment is proposed in the area of the encroachment. If the pad site is intended for future construction of a structure, the minimum side and rear yard setback for an accessory structure on a residential property is 12 feet. **Will comply.**
3. Notwithstanding, any future building construction, the recently installed stone pad and driveway is by definition impervious and as such, a stormwater management application

and plan must be submitted to address stormwater runoff from the installed impervious surface area. (Township Code Chapter 26, Part 3) **Will comply. Applicant proposed addressing with building permit application.**

4. It appears tree clearing was completed to install the stone pad and driveway. Plan should indicate the extent of clearing on the lot to determine whether it exceeds the maximum of 20% clearing permitted within the RP Zoning District. (Z.O. Section 27-1900.d) **Will comply.**
5. Approximate location of on-lot sewage disposal absorption area should be identified on the plan for each lot to verify that it is not adversely impacted by proposed lot line adjustment/recent construction. (SLDO Section 22-402.3) **Will comply. Applicant noted the absorption area is located under a 'fake' well.**
6. Prior recorded subdivision plan identified in the deed should be referenced on the plan. Additionally, access rights referenced in the deed for the existing driveway through TMP #12-8-18 (serving TMP #12-8-14 to the rear), should be identified on the plan. **Will comply.**
7. Concrete monuments should be installed along the ultimate right-of-way at property outboundary. Installation of required monuments and revised property boundary pins should be completed and certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply. If a boulder prohibits the placement of the monument the Township will be notified in writing why the monument could not be installed.**
8. Area within the ultimate right-of-way of Hill Road should be offered for dedication to the Township by note 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.**
9. 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. (SLDO Section 22-308) **Any waiver requests will be submitted in writing. Public Works Director and Township Engineer will confirm if drainage needs to be improved.**
10. Deed of Consolidation must be recorded at the time of plan recordation so that a nonconforming parcel is not created. Preparation and recordation should be completed by counsel for the applicant, with proof of recording submitted for Township records in a form acceptable to the Township Solicitor. **Will comply.**
11. Signature lines for owner certification should be included on the plan. **Will comply.**

It was noted the driveway through TMP 12-8-18 was a defined easement with a reference in the deed granting access to the property TMP 12-8-14; the size of the proposed accessory building is unknown; stone pad installed using survey error markers; Brad and Tanya Reiss did not respond to Township correspondence dated July 21, 2017 regarding work taking place without permits being issued. Items around the property will be stored inside the building.

On motion by Mr. Nyman, seconded by Mr. Barnish, to recommend approval of the Reiss lot line change conditioned upon compliance with C. Robert Wynn letter dated October 4, 2017. With no additional discussion, all present voted in favor.

Old Business:

Planning Commission Vacancy Recommendation:

On motion by Mr. Barnish, seconded by Mr. Youngers, to recommend Joseph Chellew to fill the Planning Commission vacancy due to his longer tenure as a Township resident. With no additional discussion, all present voted in favor.

Public Comment:

- Matt Clemens, Three Mile Run Road, expressed opposition to the Pennridge Airport expansion and increased noise levels. Mr. Clemens was apprised the Airport has received approval from Perkasié Borough for two manufacturing buildings and East Rockhill stormwater for lot 2/Phase I of the project. An appeal is in progress for the Pennridge Airport Hangar Conditional Use. Any future reviews would be noted on twitter, Facebook, monthly e-news and real-time e-alerts.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mr. Barnish, the meeting adjourned at 7:42pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager