

East Rockhill Township  
PLANNING COMMISSION MINUTES

April 13, 2017

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on April 13, 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  
James Weikel, Member  
Blaze Youngers, Member  
Steve Baluh, Township Engineer  
Marianne Morano, Township Manager

The meeting was called to order at 7:02pm by Chairperson Anne Fenley.

**Approval of March 2, 2017 Minutes:** On motion by Mr. Weikel, seconded by Mr. Barnish to approve the meeting minutes from the March 2, 2017 Planning Commission meeting. With no additional discussion, all present voted in favor.

**Correspondence:** Correspondence listed on the agenda was noted as received. A 60-day Foreman Farm extension was received April 13, 2017. No action was taken.

**Old Business:**

**Foreman Farm Land Development, 1200 Butler Lane.** The following comments and/or recommendations are made relative to the subject preliminary land development plan, sheets 1 thru 14, dated January 16, 2017, latest revision date March 15, 2017, prepared by Cowan Associates, Inc.:

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%. Variance Decision was subject to several conditions, which are identified on sheet 1 of 14 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. **Will comply. The storage area has been added to the plan.**
  - B. Lighting of the outdoor arena is prohibited. Plan identifies proposed security lighting at each barn entrance. (SLDO Section 22-526) **Lighting is also at the driveway entrance.**
  - 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. Water usage is further discussed in below comments. 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) **Will comply.**

D. The Decision allowed parking to be limited to five spaces at the present time; however, applicant is required to reserve an area that can accommodate 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. Future parking expansion area/layout is shown to accommodate a total of 28 spaces in accordance with the Zoning Hearing Board Decision. **The parking has been shown on the plan.**

2. Correspondence dated March 14, 2017 from Penn's Trail Environmental, Inc. was submitted summarizing the wetland study. Correspondence should be revised to reference/certify the Wetland Boundary delineated on the plan, and/or a signed Wetland Certification should be included on the record plan. (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) **Planning Commission was satisfied.**

4. Waivers of Land Development Ordinance requirements have been requested and are listed in correspondence dated January 16, 2017 from Cowan Associates, Inc. (refer enclosed copy). Requested waivers are as follows:

A. SLDO Section 22-403.2.A, plan scale – Plan scale as submitted is satisfactory.

B. SLDO Sections 22-408 and 403.12.C, Water Resource Impact Study – Information was submitted indicating that horses consume up to 10 gallons of water per day. Based on the permitted maximum of 20 horses, total consumption would be 200 gallons per day. Additional water may be used for washing, etc.. A single well is proposed to serve both the new dwelling and barn. Proposed usage is less than if the property were fully developed with multiple residential lots. If a waiver from completion of a water resource impact study is approved, consideration should be given to restricting further well development on the site without additional Township approval and submission of a full Water Impact Study. **Maximum amount of water one horse intakes in one day is 10 gallons which would equate to 200 gallons a day. This is equivalent to a typical home.**

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.

- 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.
  - 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 (double application) 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.
  - F. SLDO Section 22-526.1, street/parking area lighting – Township should determine if street and parking area lighting is desired.
  - G. SLDO Section 22-515.2, parking area landscaping – Township should determine if parking area landscaping is desired. Calculations have been submitted and indicate seven trees would be required to be installed. Consideration may be given to requiring alternate plantings such as additional shrub/buffering between the parking area and streets.
  - 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 (a paved driveway apron is proposed). 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.
5. Truck turning movement information appears to be indicated on sheet 1 of 14. Design engineer should clarify the size of the vehicle/trailer utilized. **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) **Applicant has applied and it is under review.**
7. Stormwater Management Report dated January 4, 2017, latest revision date March 15, 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. A filter or screen should be proposed within the yard inlet to prevent leaves and debris from the roof drain collection system from clogging the level spreader. **Will comply.**

- B. Inspection ports or similar should be installed in infiltration trenches to enable monitoring of dewatering. **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. **Comment.**
  9. Concrete monuments must be installed along site outboundary 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. Correspondence dated April 16, 2017 has been received from the servicing fire company. No concerns or objections were indicated. (SLDO Section 22-519) **Fire Chief had no issues.**
  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.**

**On motion** by Mr. Weikel, seconded by Mr. Barnish, to accept the waiver requests as presented and recommend preliminary/final approval to the Board of Supervisors subject to C. Robert Wynn letter dated April 7, 2017. With no additional discussion, all present voted in favor.

**Public Comment:**

There was none.

**Adjournment:** **On motion** by Mr. Barnish, and seconded by Mr. Nyman the meeting adjourned at 7:22pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager