

East Rockhill Township
Planning Commission Work Session Meeting

August 1, 2019

MEETING MINUTES

PC Attendees: Anne Fenley (chairperson), Dave Nyman, James Weikel, Blaze Youngers, Joseph Chellew, Marianne Morano (Township Manager)

BCPC Staff: Mike Roedig, Luke Rosanova

Public: Three members of the public present.

May Meeting Minutes:

Mr. Chellew notes that “lot lots” should be changed to “tot lots”.

Minutes:

Mr. Rosanova reviews the meeting agenda and begins discussing the Future Land Use chapter. Chairperson Fenley recommends excluding the municipal golf course from the list of the township’s park and recreational lands. Ms. Morano explains that public water, in addition to public sewer, was extended into portions of the agricultural preservation area and the rural holding area and should be noted. Ms. Morano will provide a map of the public water and sewer lines to Mr. Rosanova.

Mr. Rosanova discusses the portion of the C-O Commercial Office zoning district that is located on Route 313, close to Richland Township and within the resource protection area. He suggests that the PC consider recommending the C-O District be rezoned to the RP Resource Protection zoning district, as many of the parcels within the C-O District are vacant and do not have access to public services. The PC agrees and a recommendation to rezone this portion of the C-O District to the RP Resource Protection District will be included in the chapter.

Mr. Rosanova discusses the agricultural preservation area and the potential for agritourism in the township. The PC discusses agritourism in surrounding municipalities and decides that it should be included in the plan as a recommendation to consider adopting an agritourism ordinance.

Mr. Nyman discusses how development in the villages is largely limited due to the lack of public water and sewer. Mr. Roedig points out that in the 2005 comprehensive plan a recommendation was made to expand the village district boundaries. Mr. Nyman states that the village district boundaries were expanded but the expansion did not help the economic vitality of the villages. Mr. Rosanova suggests renaming the village enhancement area the “village preservation area” to better reflect the current situation in the village districts. The PC agrees as there are not any plans to extend public water and sewer to the villages.

The PC asks Mr. Roedig and Mr. Rosanova how the county recommends establishing relationships and working with other municipalities. Mr. Roedig states that it is easier for municipalities to cooperate on intermunicipal issues of less consequence.

Mr. Nyman asks that the riparian corridor ordinance update is listed in the "Actions Taken Since Previous Comprehensive Plan" section. Mr. Roedig suggests that the expansion of the village zoning districts be listed in this section as well.

The PC suggests listing zoning district information in the land use portion of the chapter. Mr. Roedig agrees and states that the zoning district purpose statements and select use regulations and area and dimensional requirements will be listed.

Mr. Rosanova discusses the future land use considerations for each development district area. The PC suggests listing future land use considerations regarding resident education of old on-lot sewage systems. Additionally, the township should consider developing a required pump schedule.

The PC discusses rezoning the portion of the RR Rural Residential District that is located southwest of the intersection of North Fifth Street and Blooming Glen Road. This portion of the RR Rural Residential District is included in the development area and has access to public water and sewer. The PC suggests rezoning this area to a district that better aligns with the purpose of the development area.

The PC discusses the future land use considerations for the township's villages. The PC would like to see signs erected in the villages. Village signage would help residents to know when they are in a village and would enhance the historical significance of the village.

At the conclusion of the Future Land Use chapter discussion, Chairperson Fenley asks for public comment. Glenn Stevens, the owner of the Lake House Inn, gives a brief presentation regarding the Lake House Inn, the village of Weisel, and the VR Village Residential zoning district. Mr. Stevens would like to see the VR Village Residential District extended from Keelersville to the Lake House Inn, including the parcels that make up what used to be Weisel Village. The PC tasks the BCPC staff with looking into Weisel Village and the expansion of the VR Village Residential District.

Mr. Roedig and Mr. Rosanova move on to presenting the Growth Analysis. Mr. Roedig explains the purpose of the Growth Analysis and methodology in calculating development capacity. Mr. Roedig states that a section will be included on why development is needed in the township. Mr. Rosanova explains the development capacity in the development area falls short of the projected housing need.

Mr. Roedig states the Fair Share Analysis analyzes the township's zoning and available land for multifamily development through two tests, the county average test and the four percent rule. Mr. Roedig and Mr. Rosanova explain the methodology behind the two tests and state that the township does not pass the county average test. Mr. Rosanova states that the township does pass the four percent rule.

The PC discuss ways to remedy the low development capacity. Mr. Roedig suggests reevaluating the permitted density of residential uses in the S Suburban and R-1 Residential zoning districts. He suggests raising the permitted density which would allow for a greater development capacity. The PC asks Mr. Roedig and Mr. Rosanova to work with the data to come up with different options the PC could consider recommending that would ensure adequate development capacity for the future. The PC discusses options such as the creation of an S-1 District with high density, changing the density in the R-1 Residential

and S Suburban districts from 3 units per acre to 4 units per acre, or adding areas outside the development area, such as the village districts, to the analysis.

The meeting adjourns at approximately 9:00 p.m.