

East Rockhill Township

Planning Commission Work Session Meeting

October 3, 2019

MEETING MINUTES

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

BCPC Staff: Mike Roedig, Luke Rosanova

Public: Three members of the public present.

Review of the August Meeting Minutes:

No comment. The August minutes are adopted.

Minutes:

Mr. Rosanova reviews the meeting agenda. He states that the second draft of the comprehensive plan update will be reviewed first, followed by a discussion of Weisel Village, and lastly an update to the Growth Analysis. As Mr. Rosanova begins the review of the second draft he notes that he will focus on the new material, including any changes to previously reviewed chapters, the Plan Principles chapter and the Plan Recommendations chapter.

Members of the PC state that they are pleased with how the comprehensive plan update is coming together. Ms. Booz notes some aesthetic changes that should be made, including darkening of some headings. Mr. Chellew wants to know if there will be narrative that explains the process of developing the guiding principles, comprehensive plan chapters, and resident survey. Mr. Rosanova informs Mr. Chellew that an Executive Summary will be included in the next draft and it will explain the comprehensive planning process.

Mr. Rosanova leads the discussion through the chapter drafts noting minor editorial changes. In the Natural Resources and Geology chapter, Mr. Nyman clarifies that there is an existing easement on the Perkasio Regional Authority land but a more restrictive conservation easement should be considered.

During the review of the Housing chapter, the PC discuss short-term rentals. The BCPC will include a paragraph on the Slice of Life decision to ensure that the narrative discussing short-term rentals is up to date.

In the Community Facilities and Services chapter, Mr. Nyman notes that the total acreage of the municipal complex should be updated. The PC requests that narrative discussing Distributed Antenna Systems (DAS) be included under the Telecommunications section of the chapter.

During the discussion of the Parks, Recreation, Farmland, and Open Space chapter, the PC discusses the resident survey comment that calls for a farmer's market in East Rockhill. The PC states that they would

like to further efforts to educate the residents of the township that there are opportunities in the area to purchase local produce.

While discussing the Planning for Open Space and Park and Recreation Development section of the chapter, Mr. Nyman notes that the township has funds available to obtain access easements. Obtaining access easements was a recommendation made in the township's Open Space Plan and the PC would like it to be mentioned in this section.

The PC would like to split the agritourism recommendation in to two recommendations. The first will focus on agritourism and opportunities for farmers and the second recommendation will discuss community-supported agriculture in the area.

In the Historic and Scenic Resources chapter, the PC would like to change the language in the demolition recommendation from "amend" to "consider amending".

In the Transportation and Circulation chapter discussion, Mr. Nyman asks if the Bucks County Bicycle Master Plan states anything about a bike lane on Route 313. The BCPC will look through the document and determine if there is any relevant narrative to include in this section.

In the Water and Sewer chapter discussion, the PC asks if the Hagersville area can be included alongside Keelersville/Butler Lane and West Schwenkmill Road when discussing the continued monitoring of on-site sewage disposal systems. Additionally, there are three recommendations discussing public education, maintenance, and pumping schedules for on-lot sewage disposal systems. The PC would like to the three recommendations condensed to two. The first recommendation will encourage public education of on-lot sewage disposal systems and the second recommendation will suggest considering an ordinance for an on-lot sewage system pumping schedule.

In the Future Land Use chapter, Mr. Chellew asks that language be tweaked to state the role of local agricultural businesses in the community. He would like to have language included that explains the value of purchasing food from local farms and the emergence of the "eat local buy local" movement.

Ms. Morano notes that Hilltown Township has recently updated their comprehensive plan. She points out that the narrative discussing the Hilltown Township Comprehensive Plan should be updated. Mr. Roedig notes that Sellersville's comprehensive plan update is nearing completion and the Sellersville narrative will be updated as well.

As Mr. Rosanova finishes the second draft chapter review, Mr. Roedig asks that the PC select the recommendations that they feel are the most critical for the township. These recommendations will be included in the Executive Summary, as well as in the Plan Recommendations chapter.

Mr. Rosanova presents the information the BCPC collected regarding Weisel Village. He states that at the August meeting the PC tasked the BCPC with researching Weisel Village and presenting any information found on the history of the village and the status of the village today. Mr. Rosanova states that there is documentation of the Weisel family and Weisel Village. Additionally, it is documented that St. Peter's church and the Lake House Inn are historic buildings that were once part of Weisel Village.

Mr. Glenn Stevens, a member of the public and owner of the Lake House Inn, voices that he would like to see the area of Weisel Village recognized as Weisel Village and zoned VC Village Commercial. Another member of the public raises his concerns about the rezoning of Weisel Village area and relays his

frustrations to the PC that he feels the Weisel Village discussion was not sufficiently advertised. Mr. Nyman and Mr. Weikel state that no zoning decisions were to be made or discussed at the meeting regarding the village and the Weisel Village agenda item was a presentation of information from the BCPC about the Weisel Village area.

Mr. Rosanova discusses the progress of the growth analysis. He explains that he and Mr. Roedig have reevaluated and updated the methodology of the analysis. He states that the development capacity in the development area still falls short of the projected housing need. However, if the development capacity of the entire township and the construction of single-family detached dwellings is included in the analysis, the projected development capacity will meet, if not exceed, the projected housing need. Mr. Roedig informs the PC that he and Mr. Rosanova will present the Executive Summary, Growth Analysis, Fair Share Analysis, Resident Survey Results, and a third complete draft of the comprehensive plan update to the PC at next month's meeting.

In closing, Mr. Chellew states that, from what he has gathered from Mr. Steven's comments, there are two issues regarding Weisel Village. He states that there is the issue of designating the Village of Weisel and the issue of rezoning the Village of Weisel. Mr. Chellew reads the definition of village from the Historic and Scenic Resources chapter. Mr. Nyman says that the current definition should be reworked, as no villages in East Rockhill would fit the definition. Mr. Chellew states that he thinks Weisel Village should be mentioned in the Historic and Scenic Resources chapter and should be recognized as an unincorporated village without defined geographic boundary or zoning designation. The rest of the PC agrees with Mr. Chellew's thought and asks the BCPC to include Weisel Village and a brief summary of its history in the Historic and Scenic Resource chapter. The PC decides to not consider rezoning of Weisel Village or any changes to the future land use map.

The meeting is adjourned at approximately 10:08 p.m.