

East Rockhill Township
PLANNING COMMISSION MINUTES

May 14, 2020

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on May 14, 2020 at the Police Headquarter meeting room at the Penridge Regional Police Headquarters, 200 Ridge Road, Sellersville, PA 18960.

Based on the Governor's COVID-19 Disaster Declaration, the Planning Commission meeting was held with special meeting protocol. Six feet social distancing and mask protocol, public attendance limited to six members of the public with pre-registration required. Attendance requests were permitted on a first come, first served basis. Anyone wishing to provide public comment could do so to the Manager prior to the meeting and will be read into the record.

Present: Anne Fenley, Chairperson
David Nyman, Secretary
Jim Weikel, Member
Richard Kelly, Member
Blake Eisenhart, Member
George Brodhead, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:03pm by Mrs. Fenley.

Approval of March 5, 2020 Minutes: On motion by Mr. Weikel, seconded by Mr. Kelly, to approve the meeting minutes from the March 5, 2020 Planning Commission work session meeting. With no additional discussion, all present voted in favor.

Approval of March 12, 2020 Minutes: On motion by Mr. Kelly, seconded by Mr. Weikel, to approve the meeting minutes from the March 12, 2020 Planning Commission regular meeting. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status Memo: The Subdivision Plan Review Status dated May 8, 2020 was provided.

Old Business:

Scholl's Truck and Car Wash Preliminary / Final Land Development 2301 North Fifth Street:

The following comments and/or recommendations are made relative to the subject land development preliminary plan, sheets 1 thru 15, dated February 13, 2020, latest revision date April 16, 2020, prepared by K2 Consulting Engineers, Inc. Applicant proposes to construct a 3,812 SF car wash building (two car bays, one truck bay) located within an existing parking area on the 6.6 acres parcel located along North Fifth Street and Route 313 within the Village Commercial Zoning District. The site currently contains four buildings of various uses which will remain. Property is served by onsite well and sewage disposal system. John Cornick P.E. was present on behalf of the applicant.

Mr. Weikel raised concerns over lighting and noise. It was noted blowers are located at the front of the building and the nearest neighbor is 250 to 300 feet away with a large building in between. Sound levels at 50 feet are 77 decibels and 10 feet 92 decibels. A lighting plan was provided, and no light would go off the property. A security light with a sensor would be considered if required.

1. Applicant submitted a "Variance and Waivers" document dated February 13, 2020, latest revision date April 16, 2020, prepared by K2 Consulting Engineers, Inc. The design engineer indicates that no Zoning Variances are required.
The applicant has requested several waivers from the Land Development Ordinance and Stormwater Management Ordinance, including relief from the following: Water Resource Impact Study, Traffic Impact Study, street trees, street improvements (cartway widening, curb, and sidewalk) and minimum pipe size of 18". Waivers are discussed in more detail in comments below. (SLDO Section 22-308) **Proposed signs have been removed from the Land Development Plan.**
2. Multiple uses exist on the site, including service station, restaurant, apartment, storage, etc. Zoning tabulation on Sheet 2 of 15 should be revised to identify all existing and proposed uses, including zoning use number.
Use F-25 (Service Station or Car-Washing Facility) is permitted as Conditional Use in the VC Zoning District. A Conditional Use hearing was held before the Board of Supervisors on March 24, 2020. Conditional use approval was granted pursuant to the Adjudication dated May 8, 2020; subject to compliance with Land development Ordinance requirements, PADOT highway occupancy permit approval related to site access, and on lot sanitary sewage disposal approval from Bucks County Health Department and Township, as necessary. **Conditional Use Adjudication has been executed.**
3. Buffer yard is delineated along the rear property line where required adjacent to residential properties. Existing vegetation at the rear of the site may be suitable in lieu-of installing buffer plantings. Township should determine if existing vegetation is satisfactory. If approved, record plan should note that existing vegetation shall be maintained in the buffer yard area. (ZO Section 27-304.F25.m and 27-1003.h) **There are approximately 90% of existing deciduous trees with some evergreen proposed. Note on plan will state trees must be maintained.**
4. Development within VC Zoning District is subject to architectural review by the Township to preserve and protect the character of the Village. Floor Plan and Elevation Plan, sheets A1 & A2, dated January 16, 2020, prepared by Styer Group were included with prior submission. Planning Commission previously indicated that the building design is satisfactory. (ZO Section 27-1003.C) **Proposed building is comparable to what exists on the site.**
5. Site is currently served with on-lot water and sewage disposal system. Plan should clarify what buildings have water/sewer service, and approximate location of service lines. An existing well with minimal use, located to the rear of the car wash site, is proposed to serve the car wash facility. Water usage analysis and well test information has been submitted. It appears that

the existing well yield is in excess of the estimated maximum water demand for the car wash facility. Consideration may be given to require the applicant to enter into a well protection agreement with the Township in-lieu-of a preparation of a full water resources impact study. Agreement should include escrow fund to be used to investigate and remediate loss of water quantity or quality on adjoining properties for the length of the agreement. (SLDO Sections 22-408 & 519) **Two existing wells located in the rear of the property will service the car wash.**

6. Pursuant to information submitted by the design engineer, no sanitary sewage disposal flows will be generated by proposed facility (i.e. wash sink, bathroom, etc.). Car wash by-product water will be stored in holding tank(s) in part for recycling. Excess by-product water will be disposed of offsite. 'Industrial' holding tank approval and operation and maintenance agreement must be obtained by the applicant from Bucks County Health Department and Township. Additionally, Sewage Facilities Planning Module waiver application should be submitted and requires approval by East Rockhill Township, and PADEP. (SLDO Sections 22-407 & 520) **Will comply.**

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. Due to existing facilities on the site, most of the site frontage consists of paved/stone access drives, parking area, and service station fuel dispenser area. The only improvements proposed along the site frontage with Rt 313 is curb to define the carwash entrance/exit lanes. Township should determine if the above requested waivers for street frontage improvements are satisfactory based on existing conditions. (SLDO Section 22-308) **Comment.**

8. Entrance/exit to the car wash facility is proposed in two locations along Route 313. Plan should clarify proposed traffic flow/restrictions at these locations. Design engineer has submitted general information related to anticipated traffic volumes of the facility. Based on market data, it was estimated that vehicle trips to the car wash will be approximately 1/3 of the standard ITE guideline for a self-service car wash. As indicated above, a waiver has been requested for preparation of a full traffic impact study. Township should determine if the submission of full traffic impact study may be deferred to PennDOT. Verification of PennDOT Highway Occupancy Permit issuance is required to be obtained by the applicant for proposed access improvements along Route 313 site frontage. (SLDO Section 505.2) **Suggestion was to add a no right turn sign on the property to clarify the flow of traffic. PennDOT is reviewing the Highway Occupancy Permit application.**

9. Verification of approval should be received in writing from the Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities. Additionally, as proposed disturbance exceeds one acre, an NPDES Permit must also be obtained by the applicant for discharge of stormwater runoff during construction activities. (SLDO Section 22-518) **Will comply.**

10. Stormwater Management Report, dated February 13, 2020, prepared by K2 Consulting Engineers, Inc. was previously submitted with the plan. Stormwater management is proposed via installation of a subsurface stormwater infiltration bed located to the south of the proposed building. The design engineer has advised that response to the following comments is pending site testing which was delayed pursuant to COVID-19 work restrictions. The following comments should be addressed by the design engineer to permit complete review and verify compliance with Stormwater Management Ordinance. (Chapter 26 part 3): **Will comply. Township Engineer did not have any issues.**

- a. A limited infiltration narrative is included in the Stormwater Management Report (page 9). A complete infiltration feasibility analysis (with site testing) should be completed to verify that the soils are suitable for infiltration BMPs. If the infiltration testing concludes that an infiltration BMP is not suitable for this site, an alternate BMP, consistent with PADEP NPDES requirements may be required. (SMO Section 26-325.A)
- b. Calculations appear to indicate that both pre and post development cover calculations utilize impervious surface within the project area. Section 26-320.1.c of the Stormwater Management Ordinance requires the predevelopment project area to be considered meadow. Report and narrative should be clarified/amended as necessary. At a minimum, 20% of the impervious project area should be considered meadow pursuant to PADEP NPDES guidelines if a waiver is requested in writing and approved by the Township.
- c. Profile drawings and construction specifications for storm sewer collection system should be included in the plan set.
- d. On sheet 8 of Stormwater Management Report, the calculation for groundwater recharge references the incorrect number. "A" should be the area of impervious surface, not the area of disturbance.
- e. Stormwater Management Report must include a stormwater pipe/node tabulation.
- f. In order to prevent accumulation of sediment/vegetation/debris within the underground stormwater BMP, the Stormwater Management plan must include some means sediment filter on stormwater inlets and leaf trap/cleanout at a point before the roof drains enter the infiltration facility (such as a "snout" BMP in storm MH-1) Additionally, inspection/flush ports should be proposed to be installed. (26-319.23.A(2))
- g. Operation and Maintenance agreement should be required to be executed by the applicant in a form satisfactory to the Township Solicitor to guarantee the long-term integrity and maintenance of the facilities. Township's access for periodic inspections should be addressed by the grant of a "blanket" easement.

- h. Standard Storm Tech Chamber details on sheet 12 of 15 should be revised to depict final design/dimensions.
11. Recreation land in the amount of 1,500 sf per 4,000 sf of new building area, or part thereof, is required in accordance with Section 22-525.C(2) of the Land Development Ordinance. In the alternate, the Township may accept a contribution in-lieu-of land dedication pursuant to Township fee schedule. **Will comply with contribution in-lieu-of.**
 12. Area within the ultimate right-of-way of Route 313 and North Fifth Street should be offered for dedication to the Township as an easement in accordance with Section 22-506. 8.2 of the Subdivision Ordinance. Right of way area to be dedicated may be "stepped" around existing facilities/structures which encroach within the right-of-way. Additionally, North Fifth Street is classified as a major collector street requiring a future right-of-way measured 40 feet from centerline. Legal descriptions for the ultimate right-of-way area (one original and two copies), signed and sealed by the responsible surveyor should be submitted for review and easement document preparation. (SLDO Section 506 1 & 2) **Will comply.**
 13. Vehicle turning movement plan (sheet 13 of 15) has been revised to verify that the travel path for passenger cars and WB-40 semi-trailer trucks are sufficient. **Comment.**
 14. Development/Financial Security Agreement should be executed between the applicant and Township to guarantee installation of required improvements including, but not limited to, stormwater management, erosion control, landscaping, and road improvements (if required). Construction escrow estimate should be prepared by the design engineer for review and use in agreement preparation. (SLDO Section 22-606) **Will comply.**
 15. Plans should be revised to address the following engineering and drafting detail comments. **Will comply.**
 - a. Signature certification blocks are only required to be included on one sheet.
 - b. Township Planning Commission signature block indicating "Recommended for approval by East Rockhill Township Planning Commission, this day of "
 - c. Owners name should be printed under the signature line in the notary certification.
 - d. Several sheets contain notes related to street right-of-way and easements, which reference notes #2A, B & C. However, referenced notes do not appear on the plan.
 - e. Water line to car wash appears to be extended from the wrong well. Proposed water line location should be verified/corrected.

- f. Drain line from car wash to holding tanks for by-product wash water should be relabeled so it is not confused with sanitary sewer. Additionally, detail for location/connection of floor drains in the wash bays should be included on the plan.
- g. Pipe size/material for storm sewer from 18 to existing headwall should be indicated on the plan.
- h. Light fixture pole detail on sheet 11 of 15 should be corrected.
- i. Regulatory sign details on sheet 11 of 15 should include note indicating signs to be mounted on PennDOT standard breakaway posts.
- j. Zoning Requirements Table and notes on Sheet 2 of 15 should be revised to indicate "East Rockhill Township". Hilltown Township is shown.
- k. Site out boundary should be shown as a solid heavy line. (Section 22-403.2.1)
- l. Plan should be revised to indicate a land development name or identifying title (not just Site Plan for TMP #12-15-1). (Section 22-403.3.A)
- m. Location map at a scale of 1" = 800' including property boundaries and zoning district boundaries should be included on the record plan. (Section 22-403.3.G)
- n. Incomplete/incorrect adjoining property owner and tax parcel number information should be corrected on the record plan. (Section 22-403.3.L)
- o. Trash enclosure detail should be included on the plan. (ZO Section 27-1003.B)
- p. An adequate legend should be added to applicable plan sheets.
- q. Plan should be revised to identify required sight distance in addition to existing sight distance at proposed access points, in accordance with the Pennsylvania Code, Title 67, Chapter 441. (SLDO Section 22-511.1.A)
- r. Traffic controls (in conformance with PennDOT publication 213) should be shown on the plan and should be installed throughout the duration of construction within or adjacent to the right-of-way of Route 313.
- s. All existing/proposed utility connections should be shown on the site plan and stormwater management plan to verify that there are no conflicts with utility crossings. (Section 26-319.3.0)
- t. Some text/labels are overlapping on various sheets and should be revised accordingly.

- u. Sign details on sheet 5 of 15 should be removed from the plan set as they require separate zooming permit review/approval.

PennDOT approval requirements would be largest possible plan amendment if signs and turn radius were not approved.

On motion by Mr. Kelly, seconded by Mr. Weikel, to recommend preliminary / final approval to the Board of Supervisors subject to compliance with C. Robert Wynn Associates review letter dated May 8, 2020 and recommendation for approval of waiver requests. With no additional discussion, all present voted in favor. Mr. Brodhead abstained because he did not review the first plan submission.

Comprehensive Plan June 4, 2020 Public Meeting

Due to the Governor extending the COVID-19 stay at home Order until June 4, 2020, the consensus was to reschedule the public meeting from June 4, 2020 to August 6, 2020. The Penridge Community Center may be a possible meeting location.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mr. Kelly, the meeting adjourned at 7:51pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager