

East Rockhill Township  
PLANNING COMMISSION MINUTES

October 7, 2021

The Work Session of the East Rockhill Township Planning Commission was held at 7:00pm on October 7, 2021 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Anne Fenley, Chairperson  
Joe Chellew, Vice-Chairperson  
David Nyman, Secretary  
Blake Eisenhart, Member  
Aaron Teel, Member  
Steve Baluh, P.E., Township Engineer  
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Mrs. Fenley. Mrs. Fenley announced for all attendees to kindly complete the meeting sign-in sheet.

**Approval of August 12, 2021 Minutes:** On motion by Mr. Chellew, seconded by Mr. Teel, to approve the meeting minutes from the August 12, 2021 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

**Discussion:**

**McClennen Tract:** Mr. Bill Zadrovicz, P.E. Township appointed traffic planner for Traffic Planning and Design, was present to discuss the intersection of Park Avenue and Three Mile Run Road and Old Bethlehem Pike and Park Avenue roundabout review as required in the McClennen Tract Conditional Use Agreement.

- Park Avenue and Three Mile Run Road crash history indicates multiple years with 5+ reportable correctable crashes most of which are angle collisions. Under consideration is a mini roundabout which is comparable to a standard roundabout that can fit within the right of way and will lessen impact on surrounding properties. The roundabout is designed for buses and passenger vehicles to remain in the travel lane however tractor trailers will traverse the center island as per design. In comparison to existing roundabouts on Old Bethlehem Pike (Park Avenue) at Station Road the width from edge of road to center island is 24 feet and at Tollgate Road 16 feet and this is proposed to be 19 feet. The speed will be 15mph and include splitter islands on approaches. The roundabout is intended to slow down traffic, keep traffic flowing from all intersections and improve safety.
- Old Bethlehem Pike and Park Avenue does not have a history of crashes and can remain as it exists today which can accommodate truck traffic on Old Bethlehem Pike.

Planning Commission did not question the applicant prior to public comment.

**Public Comment:**

- Michael Bibic, 117 Three Mile Run Road, stated his driveway accesses Three Mile Run Road close to the Park Avenue and has concerns the roundabout will impact his ability to enter and exit his driveway and stated there are accidents every month at this location.

- Joe Boger, 2105 Old Bethlehem Pike, asked if the roundabout was under consideration because of the proposed development. Yes, to improve safety.
- Chris Stock, 1700 Old Bethlehem Pike, asked how buses and larger trucks will navigate the roundabout. Buses will stay in the circle and larger trucks will drive over island as designed.
- Andrea Stephenson, 2228 Hill Road, asked if speed humps could be considered. Speed humps are regulated with last traffic counts received indicating they will not be permissible.
- Steve Baluh, Township Engineer, stated the intersection of Park Avenue and Three Mile Run Road has been looked at for a long time by the Township as needing a safety improvement and the development has facilitated the improvement. Current and proposed traffic does not meet warrants for a signal and therefore the roundabout is under consideration which are highly recommended by PennDOT.
- Gary Volovnik, 1624 Three Mile Run Road, asked what a circle does. Crash history indicates that crashes will be a continuing trend that will increase and the roundabout will control and slow traffic.
- Michael Bibic, 116 Three Mile Run Road, asked why the circle is moved towards his property. The location is offset to slow down traffic.
- Joe Boger, 2105 Old Bethlehem Pike, asked the timeline of construction. Anticipate 8 months on design. Construction schedule will be with approved development agreement.
- Andrea Stephenson, 2228 Hill Road, questioned if development is happening. Yes, the developer is moving forward with the project.
- Joe Chellew, Planning Commission member, noted study results looked at keeping it a current two-way stop; convert to an all-way stop; convert to a traffic signal (does not meet warrants) and install a roundabout and questioned if there were design standards and statistics. Crash history and traffic studies are reviewed which indicate the roundabout is the best solution for improved safety for reduced and less severe crashes in addition to improving traffic flow.
- Lou DiTonno, 1 Boulder Drive, asked if the center island would be raised. Yes, 3 inches rounded without obstructions. As part of final design the center will be reviewed to prohibit vehicles traversing over the island.
- Blake Eisenhart, Planning Commission member, questioned smart cars and connect vehicles use of the roundabout; if the stipulation agreement had a monetary amount; and if the money could be used to do an improvement somewhere else in place of the roundabout such as Hill Road or Stone Edge Road and truck use of the roundabout. Mr. Zadrovicz stated he does not anticipate any problems with smart cars due to the edge of the island and it was noted PennDOT has done extensive review of roundabouts and has been recommending them. A dollar amount would be designated for the intersection if a roundabout is not feasible. The developer is required to build the roundabout at his cost. There is historic speeding from Park Avenue and the roundabout will slow down drivers. As part of final design deep rumble strips can be considered to deter cars going over the center.
- Carolyn Bazik, 1819 Old Bethlehem Pike, asked time frame. Anticipate 12 months.
- Chris Stock, 1700 Old Bethlehem Pike, stated Old Bethlehem Pike will be used as a cut through. To vacate Old Bethlehem Pike would need to increase roundabout size and easement on triangle property.

- Joe Boger, 2105 Old Bethlehem Pike, asked if the current easement was owned by PP&L. Yes.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked if PP&L easement needed to be acquired. Yes.
- Andrea Stephenson, 2228 Hill Road, asked how to obtain the Conditional Use Agreement. Submit a right-to-know request. It was noted any changes to the Agreement must be agreed to by both parties.

**Adjournment:** On motion by Mr. Nyman, seconded by Mr. Chellew, the meeting adjourned at 8:10pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager