

East Rockhill Township
PLANNING COMMISSION MINUTES

August 11, 2022

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on August 11, 2022 at the Municipal meeting room at 1622 N. Ridge Road, Perkasie, PA 18944.

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

The meeting was called to order at 6:59pm by Mrs. Fenley.

Approval of July 14, 2022 Minutes: On motion by Mr. Eisenhart, seconded by Mr. Teel, to approve the meeting minutes from the July 14, 2022 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Subdivision Plan Review Status Memo dated August 8, 2022 was acknowledged as received.

Old Business:

MCCLENNEN TRACT: Final plan submission review was postponed at the applicant's request.

PENNRIDGE SCHOOL DISTRICT MAINTENANCE FACILITY: Applicant proposes to construct an 8,667 SF storage (garage) building to the rear of the existing School District Operations facility located at 1303 N. Fifth Street. The previously proposed salt storage building has been removed from the plan. The site is 8.02 acres in area and is zoned Rural Residential (RR). The site currently contains a maintenance/storage building, parking area and associated improvements. The property is served by public sanitary sewer and water by PRA. School representatives and consultants were present to review the plan.

Vegetation not shown on the submitted plan was removed at the adjoining property owners request. Building will be unoccupied to enclose equipment currently on the parcel with no sewer or water service.

1. The school district purchased the subject property circa 2010. At that time the Zoning Hearing Board issued a Special Exception approval to allow the existing non-conforming use (previously V&M Tool) to be modified (Uses H1, manufacturing, & H3, storage/warehouse, were identified). The proposed storage building is also an extension of the existing non-conforming use and as such requires Special Exception approval from the Township Zoning Hearing Board (ZHB) pursuant to Section 27-2103 of the Zoning Ordinance. The School District should consider the effect of the zoning ordinance limitation to fifty percent floor space expansion for non-conforming uses. Application to the ZHB should be submitted for consideration. (ZO Section 27-2306). **Zoning Use is to be resolved with the Zoning Hearing Board and does not impact design.**

2. A Class C, 40 feet wide, buffer yard is proposed to be established between the proposed non-residential use and the existing residential properties. Landscaping Plan, sheet 6, includes a row of closely spaced arbor vitae and shrubs along adjoining properties where there is no existing vegetation. Additionally, a mix of canopy trees, evergreen trees, and shrubs are proposed around the stormwater basin which will also provide screening to the rear of the proposed building. Township should determine if the proposed landscaping scheme provides adequate screening. (ZO Section 27-1904) **Will comply. Adjoining property owner requests have been incorporated.**
3. Site is currently served with public water and sanitary sewer service by PRA. Applicant previously advised that there are no proposed additional employees or restroom facilities in the new storage building. Water service will be extended to provide a hose bib connection. Any modification/extension of water or sanitary sewer facilities should be completed in accordance with PRA regulations. (SLDO Sections 519 & 520) **Will comply. Parking of vehicles only.**
4. As discussed above, no sanitary sewage disposal flows will be generated by proposed facility. However, Sewage Facilities Planning Module waiver/exemption application should be submitted for approval, or verification should be received from PADEP that submission is not required. (SLDO Sections 22-407) **Will comply.**
5. As the salt storage shed has been removed from the project, the design engineer has indicated that previously discussed well testing/monitoring is no longer relevant. **Comment noted.**
6. Site frontage along N. Fifth Street is fully improved (widening, curb & sidewalk). No modifications to site frontage or access are proposed, except for repaving of the existing driveway. **Will comply.**
7. 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.**
8. Stormwater Management Report, dated April 14, 2022, K&W Engineers was submitted with the plan. Construction of a stormwater basin to the rear of the site is proposed to attenuate increase in stormwater runoff from the proposed development. Basin discharge is directed to the existing drainage channel below the existing pond. This channel flows to East Branch Perkiomen Creek thru Township open space property. (Chapter 26 part 3):

An 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 stormwater facilities. Township's access for periodic inspections should be addressed by the grant of a "blanket" easement. **Will comply.**
9. 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 consider other school district recreational facilities, or accept a contribution in-lieu-of land dedication pursuant to Township fee schedule. **Applicant requested the existing school facilities be recognized.**
10. Site lighting plan was included with the submission. Four pole mounted lights (23 feet high) are proposed in the parking area. Two wall mounted security lights (12 feet high) are proposed on the south and east side of the storage building. Proposed lighting appears to be in accordance with the requirements Zoning and Land Development requirements. Should the proposed light fixtures cause glare on adjoining properties, fixtures should be fitted with shields. (ZO Section 27-1805 & SLDO Section 22-526) **Will**

comply. Lighting was anticipated to be consistent with other facilities. Pole lights off at 11:00pm and building lights on for safety purposes.

11. 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, and landscaping. Construction escrow estimate should be prepared by the design engineer for review and use in agreement preparation. (SLDO Section 22-606) **Will comply.**
- Hal Schirmer, 1805 Ridge Road, the light color temperature should match Dunkin Donuts which is adjacent to this lot.

On motion by Mr. Chelley, seconded by Mr. Eisenhart, to recommend acceptance of existing recreational facilities, determine if lighting shields are necessary after construction is completed and recommend preliminary / final land development approval contingent on compliance with the Wynn Associates August 5, 2022 review letter as presented. With no additional discussion, all present voted in favor.

New Business:

809 AND 901 THREE MILE RUN ROAD CONDITIONAL USE APPLICATION: Applicant proposes to develop the subject parcels with 46 three-bedroom townhouse units, Use B3.j. A Performance Standard Development is permitted within the Suburban (S) zoning district as a Conditional Use. The subject site is a combination of four tax parcels containing 15.914 acres, located between Three Mile Run Road and Pennridge Airport. The property is primarily wooded. Two dwelling units and several outbuildings located on the combined site are proposed to be razed. The development is proposed to be served by East Rockhill Township sanitary sewer and Perkasio Regional Authority public water. Mr. Ben Goldthorp and Mr. Robert Cunningham PE were present.

Mr. Goldthorp noted the proposed plan is a permitted use in the Suburban Zoning District by Conditional Use Hearing which allows an extra layer of review with reasonable conditions imposed by the Board of Supervisors.

1. Performance Standard Development, Use B3, allows several dwelling unit types, including three different townhouse configurations. Pursuant to plan information, three bedroom or less, townhouse dwelling units on 1800 SF lots was utilized. Use B3 developments with less than 60 dwellings do not require multiple dwelling types. (ZO Section 27-304.B3.j & n) **Comment noted.**
2. Two parking spaces per dwelling unit are required. 18 feet wide driveways are proposed on each lot. Proposed garage size should be indicated. Additionally, 0.25 spaces per unit (14) overflow parking spaces are proposed in a centrally located parking lot. Based on the proposed 28 feet wide street width, onstreet parking must be restricted. Township should determine if overall parking needs are satisfactorily addressed. Allowance of parking on one or both sides of the street would require the cartway width to be increased) (ZO Section 27-304.B3.o, SLDO Section 22-506.B) **Driveway will allow parking for two (2) vehicles and there is a stand alone parking lot with 14 spaces.**
3. Use regulations for B3/townhouse require one or more architectural features, including side entrances on end units, stepped front entrances, and/or enhanced architectural features at entrances. Additionally, garages are required for each unit. Finally, Use B3 General Requirements indicate that basements are required for townhouse units. Schematic architectural plans should be submitted to indicate how the above requirements will be addressed. (ZO Section 27-304.j & p) **Will comply.**
4. Site capacity calculations included on the plan indicate that 7.536 acres of open space is required. 8.48 acres of open space is proposed on the plan, which is located primarily between the townhouse units and the adjoining airport property. Ownership and maintenance of open space area should be established in accordance with Section 27-1903 of the Zoning Ordinance. Natural resource mapping/protection and site capacity calculations should be confirmed with required information at the

time of preliminary plan submission. Final calculations may require adjustment to the required open space area. (ZO Section 27- 1900 & 1901)

If ownership is proposed via a Homeowners Association (HOA), documentation should be prepared in a manner satisfactory to the Township Solicitor. HOA and related documents should include all other site restrictions, regulations, and covenants, such as, construction of accessory buildings/additions, fences, unified trash collection service, etc. **Applicant will defer to the Township for road ownership and trash service. HOA is proposed to maintain open space, grass and landscaping. Should mowing, mulch, stormwater facility, trash and road be with the HOA the cost is estimated at \$100-\$150 a month.**

5. Recreation land in the amount of 1,500 sf per dwelling unit is required to be dedicated in accordance with Section 22-525.C(1) of the Subdivision Ordinance. Recreation improvements including one playfield and one tot lot is required to be installed based on the total number of dwelling units. Township should consider if on-site or alternate recreation facilities are desired for this project. (SLDO Section 22-525) **Topography was not deemed suitable for a tot lot. Utilizing Bucks County property owner calculation methodology there would be 10 children in the development. Planning Commission discussion was to add a tot lot or allow access to an existing trail across Three Mile Run Road and improving Schoolhouse Road off road access. No formal action was taken.**
6. Buffer yards are proposed along adjoining properties pursuant to the requirements of Section 27-1905 of the Zoning Ordinance. Most of the buffer yards are located in existing wooded areas. Location of dwellings on adjoining properties should be identified to determine adequate screening from proposed development/improvements. Preliminary plans should specify landscape buffer plantings. (ZO Section 27- 304.B5.c) **Applicant recommended walking the site to review with staff and neighbors for potential berm plantings later in the review process.**
7. The townhouse units are arranged along a proposed loop street with two access points along Three Mile Run Road. The street is proposed with a 28 feet wide cartway within a 54 feet wide right-of-way. It appears curb and sidewalk are proposed along both sides of the street. As indicated above, the proposed street width does not allow for on street parking. Due to the number and spacing of proposed driveways, there are only limited areas that would be available for on street parking if on street parking is desired. (SLDO Section 506) **Planning Commission requested additional parking space be added to the plan.**
8. Street improvements are not shown along Three Mile Run Road. Cartway widening, curb, sidewalk, drainage improvements, and full width overlay paving is required pursuant to Sections 505, 506, 512 and 513 of the subdivision ordinance. It should be noted that a walking path exists along the opposite side of Three Mile Run Road. Enhanced crosswalk location should be considered for access to the walking path. **Access to the walking path would be mid-block and therefore safety features will need to be implemented. Applicant recommended reviewing street improvements with staff during a site meeting.**
9. Traffic calming measures along proposed street and Three Mile Run should be considered during preliminary plan submission. (SLDO Section 22-528) **Due to the short length of the proposed road speeding is not anticipated.**
10. A full traffic impact study is required to be submitted in accordance with Section 22-406 of the Subdivision Ordinance. Design Engineer should include detailed information to confirm that the railroad underpass does not obstruct site distance at either proposed intersection. **Applicant has engaged McMahon Associates.**
11. A location for a stormwater management facility is shown on the plan along Three Mile Run Road. Full stormwater management design/report is required to be submitted with preliminary plan submission.

Location of safe and adequate discharge location requires further review upon submission of detailed preliminary plan submission. (SMO Chapter 26, Part 3) **Testing has been done which has determined a managed release system will most likely be proposed.**

12. Public water and sanitary sewer facilities exist along Three Mile Run Road. Verification of water/sewer system design/capacity approval and willingness to serve from East Rockhill Township and Perkasio Regional Authority should be addressed by the applicant at the time of preliminary plan submission. (SLDO Section 22-407, 519, & 520) **Will comply.**
13. Preliminary plan must address reforestation/afforestation requirements of Section 22-515.8 of the Subdivision Ordinance. A comprehensive landscape plan should be submitted to address all planting requirements. It is recommended that street trees not be installed between curb and sidewalk. This will require a waiver from street standards. (SLDO Section 22-515) **Will comply with future subdivision submissions.**
14. At the time of preliminary plan application, applicant is required to provide proof of notice to adjoining property owners of the plan application in accordance with Section 22-403.13 of the Subdivision Ordinance. **Will comply.**
15. In accordance with Conditional Use regulations of Section 27-2208 of the Zoning Ordinance, the Township must determine that the proposed use is in accordance with the Township Comprehensive Plan, in the best interest of the municipality, suitable for the property in question, and suitable in terms of highway traffic/access and zoning requirements. Additionally, specific requirements for Use B3 should be addressed as discussed above. Planning Commission may submit comments to the Board of Supervisors for consideration during the CU hearing. (ZO Section 27-2208) **Comment noted.**

Planning Commission commented the development did have a lot of space between units and additional parking spaces should be added.

Mr. Goldthorp noted no sheds, fences or clothes lines would be permitted with the HOA for mowing purposes. A revised plan can be submitted for the September 8, 2022 meeting. It was reiterated the Conditional Use application is for the use review and preliminary submissions would include details.

Public Comment:

- Matt Ryan, 2014 N. Rockhill Road, does not live on Three Mile Run Road but does not see the benefit of the development and stated concerns for impact to school, wells, traffic and vicinity to Rock Hill Quarry.
- Chad Moyer, 921 Three Mile Run Road, stated well concerns.
- Diane Moyer, 921 Three Mile Run Road, stated drivers speed on Three Mile Run Road and had concerns allowing a crossing to access the walking path; opposed to 2 openings on Three Mile Run Road and stormwater in the street during heavy rain events. It was noted stormwater from this property would now go into the stormwater basin which would alleviate stormwater from this property.
- Jessica McCauley, 711 Three Mile Run Road, stated she cannot cross to walking path safely and new units would burden the school system.
- Chris Black, 301 Three Mile Run Road, stated concerns with traffic, schools, wells and fire truck access. Applicant stated the units would be sprinklered, parking could be prohibited on the road, units would be 1,800-2,200 square feet and were in the \$400,000.00 price point.
- Mike Derr, 204 Three Mile Run Road, stated concerns with traffic, schools, strain on police and fire services and the impact to the small quiet neighborhood.

Mr. Chellev stated the Planning Commission recently reviewed the update to the Comprehensive Plan and as part of that update the Township had to confirm growth was available to be compliant with the State Municipal Planning Code. The zoning classification on the property has not been changed.

Adjournment: On motion by Mr. Teel, seconded by Mr. Chellew, the meeting adjourned at 8:45pm.

Respectfully Submitted,

Marianne Morano
Township Manager