

East Rockhill Township  
PLANNING COMMISSION MINUTES

March 12, 2020

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on March 12, 2020 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson  
Joe Chellew, Vice-Chairperson  
David Nyman, Secretary  
Richard Kelly, Member  
Jim Weikel, Member  
Steve Baluh, P.E., Township Engineer  
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Mr. Chellew. Mrs. Fenley isolated herself due to a cold.

**New Business:**

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

1. Plan set should be revised to include a complete "record plan" which contains all information as required pursuant to Section 22-404 of the Land Development Ordinance; including but not limited to all existing and proposed uses on site, dimensional zoning requirements, signature blocks, location map and plan index. It appears that sheet 4 of 12 may be appropriate to modify for this purpose. Record plan should be the first plan sheet (after title sheet). **Will comply.**
2. Applicant submitted a "Variance and Waivers" document dated February 13, 2020, prepared by K2 Consulting Engineers, Inc. (refer enclosed copy). Several zoning variances were identified as necessary to construct the project, which includes maximum impervious surface, parking, and various sign requirements. It appears that parking requirement may not be necessary. Parking for use F25 is required for service (repair) bays, not car wash bays. Accordingly, the only parking required for the car wash is one space per employee. Sign regulations are not typically reviewed as part of the land development process. Accordingly, a separate zoning review will be prepared upon submission of Zoning Permit Application/Zoning Hearing Board application. (ZO Section 27-2310)

The applicant has also requested several waivers from the Land Development Ordinance and Stormwater Management Ordinance, including relief from the following: Water Resource Impact Study, Traffic Impact Study, and minimum pipe size of 18". At a minimum, the applicant should provide estimated water usage (new and recycled) and estimated truck/car trips for the facility to assist in determining if full studies should be required (SLDO Section 22-308)  
**Plan will be revised to not require variances. Sign variance, if required, will be part of permit**

**application submission. Applicant will comply with providing additional documentation to determine if full studies should be required.**

3. Multiple uses exist on the site, including service station, restaurant, apartment, storage, etc. Zoning tabulation on Sheet 5 of 12 should be revised to identify all existing and proposed uses. Multiple uses are permitted within the VC Zoning District, subject to Conditional Use approval. (ZO Section 27-1003)

Additionally, Use F-25 (Service Station or Car-Washing Facility) is permitted as Conditional Use in the VC Zoning District. A Conditional Use application was received (refer enclosed copy), dated February 17, 2020. The Conditional Use hearing before the Board of Supervisors has been scheduled for March 24, 2020. The Planning Commission should issue comments/recommendation on the Conditional Use application for consideration by the Board of Supervisors at the hearing. Plan should be revised, if necessary, subject to conditional use adjudication. (ZO Section 27-2209.d) **Will comply.**

4. Buffer yard(s) are required to be delineated on the plan 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. (ZO Section 27-304.F25.m and 27-1003.h) **Will comply.**
5. Natural resource mapping and protection calculations should be included on the plan to verify compliance with Section 1900 of the Zoning Ordinance. As indicated in general note #10, a "potential area of wetlands" exists at the northern corner of the site (no improvements are proposed in this portion of the lot). Design engineer should identify the basis for possible wetlands (i.e.. NWI mapping, soils, etc.). A site specific wetland study may be required pursuant to Section 27-1900.h of the Zoning Ordinance and Section 22-409 of the Subdivision and Land Development Ordinance. **Will comply.**
6. 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 the submission. Township should determine if building design is satisfactory. (ZO Section 27-1003.C) **Comment.**
7. 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. A new well is proposed to serve the car wash facility. Location of existing and proposed wells should be identified on the plan. Installation of new well requires permits from Bucks County Department of Health and Township water impact study may be required as discussed above. Additionally, comment should be received from the servicing fire company. (SLDO Section 22-519) **Four wells are on the property one is currently not operational.**
8. Applicant should clarify if sanitary sewage disposal flows will be generated by proposed facility (i.e.. wash sink, bathroom, etc.). If sewage flows are generated, method of disposal should be addressed. Any new onsite sewage disposal system or increase in flow to an existing system requires verification of approval from Bucks County Health Department. Additionally,

complete Sewage Facilities Planning Module, or waiver application, should be submitted and requires approval by Bucks County Department of Health, East Rockhill Township, and PADEP. (SLDO Sections 22-407 & 520) **A restroom is available at the existing service station.**

9. 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 of the Subdivision Ordinance, unless a written request for waiver of frontage improvements is submitted by the applicant and approved by the Township. The only street improvements proposed is curb to define the carwash entrance/exit. (SLDO Section 22-308) **Revision and waiver if applicable to be submitted.**
10. Driveway access to the car wash is proposed in two locations along Route 313. Plan should clarify proposed traffic flow/restrictions at the entrances. Verification of PennDOT Highway Occupancy Permit issuance should be obtained by the applicant for proposed improvements along Route 313 site frontage. (SLDO Section 505.2) ) **Will comply.**
11. Street tree plantings are required to be installed along all site frontage in accordance with Section 22-515.1 of the Land Development Ordinance; unless a waiver is requested in writing and approved by the Township. **Waiver to be requested.**
12. 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.**
13. Stormwater Management Report, dated February 13, 2020, prepared by K2 Consulting Engineers, Inc. was submitted with the plan. Stormwater management is proposed via installation of underground stormwater infiltration bed near the front of the site. 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):
  - 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) should be selected.
  - 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.
  - c. Outlet structure detail should be included on plan to verify consistency with BMP discharge calculations.
  - d. Profile drawings and construction specifications for storm sewer collection system

should be included in the plan set.

- e. 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.
- f. Stormwater Management Report must include a stormwater pipe/node tabulation.
- g. 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. (26-319.23.A(2))
- h. 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.
- i. Storm Tech Chamber details on sheet 10 of 12 include references to dimensions "to be determined by site design engineer". Details should be revised to depict final design.

**A resubmission will be submitted.**

- 14. 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. **Comment.**
- 15. 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. (SLDO Section 506 1.& 2) 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. **Existing features will be discussed with Township Engineer.**
- 16. The current truck turning plan (sheet 12 of 12) indicates that both the passenger car and semi-trailer travel path are not sufficient based on access lane design. The passenger car wheel path appears to cross the proposed curb, and the semi-trailer wheel path does not appear to fit in the truck wash bay entrance. Vehicle access plan layout/turning movement plan should be revised to accommodate both vehicles. **Will comply.**
- 17. 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.**

18. Plans should be revised to comply with the preliminary plan drafting/design requirements of Section 22-403 of the Land Development Ordinance including the following engineering and drafting comments:

- a. Zoning Requirements Table and notes on Sheet 5 should be revised to indicate "East Rockhill Township". Hilltown Township is shown.
- b. Site out boundary should be shown as a solid heavy line. (Section 22-403.2.1)
- c. 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)
- d. Graphic scale on sheet 6, and possibly other sheets, is incorrect and should be revised accordingly.
- e. A statement, signed by the landowner, acknowledging the stormwater management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the Township, which shall be recorded with the record plan and which shall be applicable to all future landowners, should be included on the plan. (Section 26-325.1.0(22))
- f. The following signature block for the design engineer should be included on the plan: "(Design Engineer), on this date (date of signature), has reviewed and hereby certify that the stormwater management plan meets all design standards and criteria of East Rockhill Township Watershed Act 167 Stormwater Management Ordinance."
- g. The following details should be included on the plan: a detail delineating the pavement restoration within the right of way versus outside of the right of way, light pole detail, curbing detail/specifications, concrete pavement detail, concrete parking stop detail, and impervious to pervious area restoration detail.
- h. A detailed impervious surface tabulation should be included on the plan, indicating the areas to be removed, replaced, and constructed (e.g. paving, building, grass, etc.)
- i. Location map should be at a scale of 1" = 800'. (Section 22-403.3.G)
- j. The incorrect TMP No. is shown for the parcel at the southern corner of the plan (12-15-1 shown, correct 12-15-1-1). Additionally, names of adjacent property owners should be identified on the plan. (Section 22-403.3.L)
- k. Trash enclosure should be included on the plan, and indicate adequate screening. (ZO Section 27- 1003.B)
- l. An adequate legend should be added to applicable plan sheets (e.g. sheet 5 and 6).
- m. Site plan should be revised to include location of dwellings (dimensions from corners of proposed buildings perpendicular to nearest property line), exterior dimensions, and finished floor elevation. (Section 22-403.5. 8)
- n. Plan should be revised to identify sight distance requirements/calculations in accordance with the Pennsylvania Code, Title 67, Chapter 441 "Access to and

- occupancy of Highways by Driveways and Local Roads". As such, the plan must identify site features (e.g. vegetation, walls, utility poles, signage, and topography) along Route 313 to the extent necessary to verify available and proposed sight distance. Plan must identify sight distance lines and how the measurements were taken (e.g. distance behind travel lane, sight line elevation, and object height elevation). (SLDO Section 22-511.1.A)
- o. Plan should include details for storage/sediment tanks for wash water, if proposed.
  - p. 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.
  - q. PA One call number on sheet 1 should be shown on all applicable sheets (e.g. sheet 7 PA One call number is blank).
  - r. The following inconsistencies exist in the stormwater management design on sheet 6 and should be revised accordingly:
    - i. Stormwater pipe from Inlet 1-8 to existing culvert indicates a slope of "0.XX%".
    - ii. Invert-in (S) on 1-3 does not correspond with pipe slope/length.
  - s. General notes #3 and #4 do not appear to pertain to this project and should be revised accordingly.
  - t. 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)
  - u. Some text is overlapping on Sheet 6 and should be revised accordingly.
  - v. General Note #22 should be revised to state "East Rockhill Township", not "Hilltown Township."
  - w. Outlet structure detail on sheet 11 should be revised to match the invert and rim elevation indicated on sheet 6.
  - x. The landscape schedule must include a graphic image of each unique tree planting. (Section 22-515.1.D)
  - y. The limit of disturbance should be delineated on the plan (sheet 8 of 12). The acreage of disturbance is not consistent within the submitted documentation. Sheet 8 of Stormwater Report indicates an area of disturbance of 73,041 sf (1.68 ac), which is inconsistent with plan sheet 8 of 12 which indicates an area of disturbance of 1.76 ac. Plan and report should be revised for consistency.
  - z. A topsoil stockpile detail is shown on the detail sheet, but not on the plan. Location of topsoil stockpile should be indicated on the plan.

- aa. Existing and proposed drainage shed maps should be included on plan set.
- bb. Sign details should be removed from the plan set as they require separate zooming permit review/approval.
- cc. The limit of disturbance should be delineated on the plan (sheet 8 of 12). The acreage of disturbance is not consistent within the submitted documentation. Sheet 8 of Stormwater Report indicates an area of disturbance of 73,041 sf (1.68 ac), which is inconsistent with plan sheet 8 of 12 which indicates an area of disturbance of 1.76 ac. Plan and report should be revised for consistency.
- dd. A topsoil stockpile detail is shown on the detail sheet, but not on the plan. Location of topsoil stockpile should be indicated on the plan.

**Will comply.**

**On motion** by Mr. Chellew, seconded by Mr. Weikel to recommend the Conditional Use application to the Board of Supervisors noting the use compliments the existing service station and subject to traffic and water be addressed to the Township Engineer satisfaction. With no additional discussion, all present voted in favor.

Bucks County 2019 Annual Report was provided to the Planning Commission members.

**Old Business:**

Perkasie Regional Authority Booster Station Land Development Plan was recorded on February 28, 2020.

**Planning Commission Vacancy:**

**On motion** by Mr. Weikel, seconded by Mr. Kelly, to recommend Blake Eisenhart and George Broadhead be accepted by the Board of Supervisors for the two vacancy openings. With no additional discussion, all present voted in favor.

**Draft Comprehensive Plan Public Meeting:**

Consensus was to hold the Draft Comprehensive Plan public meeting on the advertised work session meeting date of June 4, 2020.

**Public Comment:**

- Alice Moore, 2747 Three Mile Run Road, asked when the draft comp plan would be available for review and comment. The document would be posted to the website and sent out through email alert to all subscribers.

**Adjournment:** **On motion** by Mr. Weikel, and seconded by Mr. Nyman, the meeting adjourned at 7:59pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager