

East Rockhill Township
PLANNING COMMISSION MINUTES

June 11, 2020

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on June 11, 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 would be read into the record.

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

The meeting was called to order at 7:00pm by Mrs. Fenley.

It was noted there was an error on the agenda and the proposed Weidner Subdivision has a total of 21 lots 4 of which are located in East Rockhill Township.

Approval of May 14, 2020 Minutes: On motion by Mr. Kelly, seconded by Mr. Weikel, to approve the meeting minutes from the May 14, 2020 Planning Commission regular meeting. With no additional discussion, all present voted in favor.

New Business:

Weidner Tract Sketch Subdivision Plan 1622 Seven Corner Road:

The following comments and/or recommendations are made relative to the subject subdivision Concept Layout 'A' sketch plan, sheets 1 of 1, dated February 2020, (received by Township March 4, 2020) prepared by Woodrow & Associates, Inc.:

Proposed subdivision is located within both Hilltown Township and East Rockhill Township, containing 29.07 acres in area (gross). 2.82 acres are located within East Rockhill Township along Seven Corner Road. An approximate 1,680 feet long cul-de-sac street is proposed for access to 20 single family dwelling lots, with one additional lot taking access from South Perkasio Road. The site entrance and four building lots are located within East Rockhill Township. Lots in East Rockhill Township vary from 23,478 square feet to 26,600 square feet in area. Lots within Hilltown Township are 50,000+ square feet in area. Site is located within the Suburban (S) Zoning District in East Rockhill Township and Country Residential-2 and Rural Residential Zoning Districts in Hilltown Township. Lots are proposed to be served by public water and sanitary sewer disposal

facilities.

Tim Woodrow, P.E., and Ben Goldthorp representing the owner General Hancock, were present. Site is a total of 29 acres with a high point at the proposed cul-de-sac which then has a steep decline to South Perkasio Road.

1. Site was subject to a prior subdivision plan which was conditionally approved in 1990 by East Rockhill Township. Plan included frontage lots along Seven Corner Road and a large open parcel to the rear. However, conditions of approval were never satisfied, and the subdivision was not recorded. Subsequently, a sketch plan similar to the current layout was submitted to East Rockhill Township in 2007. Developer did not pursue subdivision plan approval at that time. **Comment.**
2. The 1680+ feet long cul-de-sac street and number of lots serviced by the cul-de-sac street is in noncompliance with Section 22-507 of the Subdivision Ordinance. East Rockhill Township regulations limit cul-de-sac streets to a maximum of 500 feet in length, and to serve access to no more than 12 dwelling units. Hilltown Township Subdivision Regulations are consistent with these limitations for a permanent cul-de-sac street. Plan depicts a "Reserved R-O-W" connecting the cul-de-sac turnaround to South Perkasio Road. However, it appears that construction of this street extension as shown may not be feasible due to steep slopes. Feasibility of thru street construction should be demonstrated, or cul-de-sac length should be reduced to 500 feet. **Comment noted.**
3. Proposed street crosses the Township boundary which requires approval by both Townships pursuant to Section 22-505.13 of the Subdivision Ordinance. Street maintenance responsibilities must be resolved between the applicant and Townships if the proposed street is permitted. **Comment noted.**
4. Although details are not included on the plan, it appears that the proposed cul-de-sac street is less than 30 feet wide, within a 50 feet right-of-way, with no sidewalks proposed. Section 22-506 of the Subdivision Ordinance regulates street/right-of-way width based upon on-street parking as determined by the Township. If parking is permitted on both sides of the street, minimum street width of 36 feet within a 60 feet wide right-of-way is required (parking on one side requires street width of 32 feet within 56 feet wide right-of-way). Township should determine the parking requirements and corresponding street improvement standards for the development. Street improvement standards should also be coordinated with Hilltown Township. **Due to driveways not being sufficient to have parking available for the average 3-car household, off street parking needs to be a consideration.**
5. Concrete curb and sidewalk are required to be installed along all existing and proposed street frontage in accordance with Sections 22-512 and 513 of the Subdivision Ordinance. **Will comply.**

6. Drainage improvements, cartway reconstruction, widening, and overlay paving should be proposed along Seven Corner Road property frontage in accordance with Sections 22-505.16 and 506.4 of the Subdivision Ordinance. **Applicant would like to meet Township Engineer and Public Works Director on site to look at any issues.**

7. Intersection of proposed street with Seven Corner Road is located within 250 feet of a sharp bend in Seven Corner Road at its intersection with Dublin Way. Preliminary plan submission should include sight distance information (required and available) and adequate detail to determine if the proposed access location is satisfactory with respect to safe traffic flow/turning movements. Additionally, any improvements proposed along Seven Corner Road should be designed to integrate with Dublin Way intersection, existing driveway access to TMP 15-11-102 (Wimmer), and existing drainage facilities. (SLDO Section 22-510) **Applicant to measure traffic sight distances and noted sometimes vegetation needs to be cleared.**

8. Stormwater management must be designed in accordance with Township Stormwater Management Ordinance (Township Code Chap. 26, Part 3). A proposed stormwater management basin is located to the rear of lot 19 within Hilltown Township. This area was delineated with wetlands on the 1990 subdivision plan. Basin location/wetland conflict should be addressed. Additionally, it appears that the basin will discharge onto adjoining TMP 12-13-21-2 (Noll). Appropriate approval/easements from adjoining property owner(s) who will be impacted by offsite stormwater discharge should be obtained by the developer. Stormwater management calculations should also verify that downstream conveyance facilities are adequate for proposed flows.
The northwest portion of the property drains to a different watershed/conveyance path than that where the basin discharge is located. No stormwater management facilities are depicted on the sketch plan for runoff to the northwest of the site. Stormwater management calculations submitted with the preliminary plan should verify that stormwater discharge is not increased to any existing drainage path/point of interest. **Will comply.**

9. East Rockhill Township sanitary sewer facilities exist within Seven Corner Road. Design to extend sanitary sewer to serve proposed lots within East Rockhill Township must be included with the preliminary plan. Applicant should also address proposed sanitary sewer service to the Hilltown Township portion of the property which is within Hilltown Township Water and Sewer Authority service area. (SLDO Section 22-520)
Purchase of sanitary sewer EDUs from the appropriate Township/Authority should be resolved by the applicant. Sewage facilities planning modules should be prepared by the applicant and require approval be East Rockhill Township, Hilltown Township, and PADEP. (SLDO Section 22-407) **Applicant is looking at options.**

10. Source of public water to serve the site must be identified by the developer. Site is located in the Perkasio Regional Authority service area within East Rockhill Township (the portion of the site within Hilltown Township is located within Hilltown Township Water and Sewer Authority service area). Any offsite extension of public water facilities may require additional restoration of public roads. (SLDO Section 22-519) **Anticipate extension to public water.**
11. 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. In the alternate, the Township may accept a fee in-lieu-of land dedication pursuant to Township fee schedule. **Anticipate requesting a fee-in-lieu of be considered.**
12. Street/intersection lighting should be addressed on the preliminary plan in accordance with Section 22-526 of the Subdivision Ordinance. **Will comply. Anticipates intersection street light and driveway post lamps.**
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. (SLDO Section 22-515) **Will comply.**
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. Any request(s) for waiver of Subdivision Ordinance requirements should be submitted in separate correspondence and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request, at the time of preliminary plan submission. (SLDO Section 27-308) **Will comply.**
16. Comments should be received from Hilltown Township regarding the proposed development. As of the date of this correspondence, it is our understanding that a sketch plan submission for this property has not been received by Hilltown Township. **Comment noted.**

Between lot 4 and lot 5 there was a line with slash marks that depicts the removal of a parcel line. Topography is an issue with reserved right-of-way to South Perkasio Road becoming a road due to the significant slope however there were concerns about all development traffic exiting onto Seven Corner Road near an intersection with Dublin Way. Traffic should be reviewed in the morning and afternoon when school buses are in service. A playground is not proposed noting the lots are big enough to have their own playset installed. The proposed storm basin discharge is to be amended.

- David Leopold, 1406 Seven Corner Road, asked about the second reserved right-of-way onto an adjoining lot which is for possible future development of the lot. He also noted the proposed stormwater basin is in a heavily wooded area with wildlife and he would like to see as many trees remain as possible. He asked if existing dwellings would be required to connect to public water and if gas would be made available to the development. Applicant will try to limit tree removal, but public water connection is not typically mandatory to existing dwellings in East Rockhill. Also, it is unknown if gas will be brought to the development.
- Steven Noll, 1408 Seven Corner Road, would also like to see the preservation of woodlands and noted his property had stormwater mitigation installed and did not want to see additional water directed onto his property.

Applicant requested to meet with Mr. Leopold and Mr. Noll on the site.

Old Business

There was none.

Public Comment:

There was none.

Adjournment: On motion by Mr. Kelly, and seconded by Mr. Chellew, the meeting adjourned at 7:42pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager