

East Rockhill Township
PLANNING COMMISSION MINUTES

December 9, 2021

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on December 9, 2021 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
Richard Kelly, Member
Colin Monahan, Member
Aaron Teel, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

Members of the public were present.

The meeting was called to order at 7:02pm by Mrs. Fenley.

Approval of October 14, 2021 Minutes: On motion by Mr. Chellew, seconded by Mr. Eisenhart, to approve the meeting minutes from the October 14, 2021 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Extension Request: On motion by Mr. Teel, seconded by Mr. Chellew, to acknowledge receipt of Weidner Tract extension request to February 12, 2022 and Green Ridge Estates West extension request to January 31, 2022.

Old Business:

McClennen Tract, 198-lots, 1731 Old Bethlehem Pike: Mr. Brian Grant, Select Properties and Mr. Kirk Clauss, PE, were present to review a condensed submission to address outstanding items.

- Park Avenue and Three Mile Run Road Roundabout: A schematic is under review by the Township traffic planner. Township Supervisors have requested to take a lead role meeting with property owners. Mr. Clauss noted Township had right of way in part of the intersection but not all of it.
- Mr. Nyman requested townhouses near existing single family dwellings have larger buffer trees in their rear yards.
- Traffic-Calming Features on Proposed Roads: Applicant proposes therma-seal application per PennDOT crosswalk pavement marking standards publication information sheet #193 with a 10-year no maintenance duration. Mr. Nyman stated paint application instead of therma-seal should be considered due to long term replacement costs.

- Signage to delineate boundaries between rear lot lines and open space: Sign stating *sensitive habitat Area Please Keep Out No Mowing This 'drainage feature' must remain in its natural state* are proposed in several locations on both sides of waterway. Planning Commission was agreeable to locations subject to the Township Engineer satisfaction.
- Tot Lot: A playset concept for ages 2-12 with 11 activities for 50 capacity was provided. Benches, trash, fence and swings are also to be provided. Mrs. Fenley requested at least 6 swings. A full rendering of the tot lot and all amenities will be submitted with a future plan.
- Bus Stops: Pennridge School District Transportation has recommended three locations. School District buses will not go onto roads until after road dedication and will therefore pick up students at the development entrances until that time. Proposed that two of the three bus stops will have shelters. Planning Commission would prefer all bus stops have shelters.
- Street Lighting: A street light fixture rendering was provided however it does not match the gas light fixture that is traditionally installed in the Township. Applicant will contact PPL and determine if gas light style is available. Solar lights in pavilion where community mailboxes are located is to be considered.
- Sample Architectural Concepts: Examples were provided to the Planning Commission, however they are not final for this development. End Townhouse units will have 2-car garages and all singles will have 2-car front entrance garage.
- Hill Road: Cost estimate of \$42,000 was provided which is the cost to pave Hill Road from Stone Edge Road to Three Mile Run Road which has already been paved by the Township since the 2013 stipulation agreement. The amount is not adequate for substantial improvements to upgrade ditches. Developer is improving Stone Edge Road to the entrance of the development.
- Wavier requests:
 - Street trees are to be moved behind the sidewalk per the Townships request to not have a street tree between sidewalk and curb.
 - Waiver from Section 22-515 for individual lot energy conservation trees near condenser units due to insufficient lot size.
 - Partial waiver from 22-516.C.2.c to allow HDPE storm sewer pipe outside of public streets. Historically the Township has allowed.
 - Waiver from 26-319.14 fencing around basins. It was noted there is one large basin and three smaller basins. Drainage of the large basin will be provided to ascertain there is not a child safety hazard with standing water and no fencing.

Public Comment on the McClennen Tract:

- Jim Nietupski, 600 Route 313, asked if townhouses would own the building only, yes with all open space under one HOA. Mr. Nietupski had concern with grills and personal property on open space. Open space will be owned by the HOA. Mr. Nietupski asked if bus stop locations were approved by Pennridge School District. Yes they are at locations per the school district. Mr. Nietupski agreed with Mr. Nyman concerning crosswalks.
- Mr. Nyman interjected and stated it was a potential sunshine act violation for Mr. Nietupski to state an agreement with Mr. Nyman since they are both Supervisors.
- Ron Schulberger, 2386 Hill Road, asked about paving on Hill Road from Stone Edge to entrance. It is an Ordinance requirement.

On motion by Mr. Monahan, seconded by Mr. Kelly, to recommend waiver of Appendix A to move location of street trees behind sidewalk. With no additional discussion, all present voted in favor with Mr. Chellew abstaining.

On motion by Mr. Teel, seconded by Mr. Eisenhart, to recommend waiving lot energy conservation trees and recommending a fee in lieu of for the trees. With no additional discussion, all present voted in favor.

On motion by Mr. Teel, seconded by Mr. Kelly, to recommend waiver from Section 22-516.C.2.c to allow HDPE storm sewer pipe outside of the public streets. With no additional discussion, all present voted in favor.

Consensus was to defer the waiver request from section 26-319.14 fencing around basins to final submission.

Mr. Chellew announced he worked for the law firm representing the applicant but no longer has any financial interest in the law firm, nor any financial interest in the Application at issue. The Township Solicitor has confirmed he does not have a conflict of interest.

On motion by Mr. Chellew, seconded by Mr. Monahan, to recommend preliminary approval contingent on resolving outstanding items as noted in the Planning Commission Minutes of October 14, 2021 and December 9, 2021 and compliance with Wynn Associates letter dated October 11, 2021. With no additional discussion, all present voted in favor.

New Business:

First Baptist Church, 1,976 Square Feet Addition, 1600 N. 5th Street: Mr. David Artman, PE, was present to review a revised land development request to amend 2019 approval for additional parking and two (modulars) and August 12, 2021 approval for 2,793 square feet building addition. The parking lot was constructed, however the modular classrooms totaling 3,600 square feet were not. The revised land development request is for a 1,976 square feet outdoor nursery enclosure in addition to the 2,793 square feet addition. It was noted the playground enclosure would be for children during worship services and special events only.

On motion by Mr. Teel, seconded by Mr. Nyman, to recommend granting land development waiver as presented. With no additional discussion, all present voted in favor.

Pennridge School District, 1,200 Square Feet Accessory Building 1303 N. 5th Street: Ms. Carolyn DuBois, RLA, K&W Engineers and Mr. Craig Bramble, Jr., Pennridge School District representative were present to review a request for a land development waiver to construct a 1,200 square feet 34 feet x 34 feet three-sided salt shed building at their operation facility. There will be no utilities and a new small detention basin is proposed. Currently salt is stored at the High School property however that building is to be removed for new parking spaces.

- Bob Maiuro, 405 Blooming Glen Road, asked about the detention basin and had concern of potential salt runoff impact to his well.
- Viviane Hopper, 301 Blooming Glen Road, asked about water runoff with salt to her property.

Township Engineer stated he could meet on site to ensure water discharge does not impact neighboring properties.

It was noted buffering was not shown on the plan because it was not a full land development plan submission.

- Jesse Howe, 321 Blooming Glen Road, asked how much area will be disturbed and if public could attend the site meeting. Less than one acre would be disturbed and concerned neighbors can be included in the site meeting.
- William Wismer, 201 Blooming Glen Road, stated water currently impacts his property from this property. A smaller drier pond is to be added however the larger existing pond is not to be improved as part of this project.
- Daniel Hopper, 301 Blooming Glen Road, asked how large the detention pond will be. It is designed to address water from the parking lot.
- Jayne Howe, 321 Blooming Glen Road, stated they already know they have a water problem and has concern salt run off will impact wells and vegetation and asked if there is a guarantee they will not be impacted.
- Bob Maiuro, 405 Blooming Glen Road, stated some salt will drop outside the enclosure.
- Nancy Weber, 401 Blooming Glen Road, stated with a 3-sided building there will be an impact to salt water run off onto their property.

Mr. Nyman asked if the School District would consider a well guarantee agreement. Mr. Bramble will confirm with school officials.

- Jesse Howe, 321 Blooming Glen Road, asked if there is an impoundment area. No another facility does.
- Ken Texter, 409 Blooming Glen Road, asked if the building would be watertight and secure. Yes with concrete floor and block walls.
- Jim Nietupski, 600 Route 313, detention basin is suggested to reduce water impact.

On motion by Mr. Monahan, seconded by Mr. Eisenhart, to defer the matter to their regularly scheduled meeting January 13, 2022, for additional clarification including a review letter from the Township Engineer after his site visit, response to establishment of a well guarantee fund and architectural rendering. With no additional discussion, all present voted in favor.

Adjournment: **On motion** by Mr. Chellew, seconded by Mr. Teel, the meeting adjourned at 9:33pm

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano

Township Manager