

East Rockhill Township
PLANNING COMMISSION MINUTES

March 7, 2013

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:30pm on March 7, 2013 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson
Nancy Booz, Vice-Chairperson
David Nyman, Secretary
Brenda Sears, Member
Charles Turley, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:31 pm by Chairperson Anne Fenley.

Approval of February 14, 2013 Minutes: On motion by Mrs. Sears, seconded by Mr. Nyman, to adopt the meeting minutes from the February 14, 2013 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. It was noted a Mager Lot Line 21-day extension was received. No action required at this time.

New Business:

Mager Lot Line Submission: Lot line adjustment subdivision proposes to convey 5.4 acres of TMP #12-20-7 to TMP #12-20-6. The resulting properties are 6.7 acres (TMP #12-20-7) and 6.2 acres (TMP #12-20-6) in area. Both properties are owned by Robert R. Mager. TMP #12-20-6 currently contains two dwellings. TMP #12-20-7 contains four 4-unit multifamily dwellings, four single family dwellings, and various outbuildings. All dwellings are served by public sewer via East Rockhill Township facilities and a private centralized water system. Site is located within the Suburban Zoning District

The following comments and/or recommendations are made relative to the subject lot line adjustment subdivision plan, sheet 1 of 1, dated December 21, 2012, latest revision date January 31, 2013, prepared by Mease Engineering, P.C.:

DISCUSSION:

The following comments and/or recommendations are made relative to the subject lot line adjustment subdivision plan, sheet 1 of 1, dated December 21, 2012, latest revision date January 31, 2013, prepared by Mease Engineering, P.C.:

1. Plan has been revised to identify existing use as "other permitted uses" and the building setback lines have been revised accordingly. Several of the buildings are existing nonconforming with respect to setback requirements. **Complied.**

2. Property boundary has been revised to eliminate adjoining parcel TMP #12-20-10 as it is not included within the deed description for the parcels involved in the lot line adjustment. However, the tax parcel number is identified incorrectly on the plan, and should be revised. **Will Comply.**
3. Existing private sanitary sewer collection system and private centralized water system extend across both tax parcels and several adjoining tax parcels also owned by Robert R. Mager. A blanket easement/agreement should be established in a manner satisfactory to the Township Solicitor to ensure the continued use of these utilities if either property ownership is transferred separately. Agreement should be executed prior to recording of the plan. **Will Comply.**
4. Access to the two parcels is via a shared private driveway system which extends across both tax parcels and several adjoining tax parcels also owned by Robert R. Mager. Main entrance locations from Hill Road are on adjoining tax parcels 12-20-8 and 12-20-2. Similar to the above comment, a blanket cross easement/agreement should be established in a manner satisfactory to the Township Solicitor to guarantee continued use of the driveways if properties are transferred in different ownership. Same should be executed prior to recording of the plan. **Will Comply.**
5. These parcels are subject to a prior land development conditional final approval (Creekside Independent Living) from 2007. The design engineer has advised that Mr. Mager is in agreement with withdrawal of the prior land development plan. Written withdraw of the land development plan should be received by the Township prior to recording of the lot line adjustment subdivision plan. **Will Comply.**
6. TMP #12-20-6 is subject of a current building permit/zoning appeal by the applicant. Pursuant to review by the Township Solicitor, approval of the proposed lot line adjustment subdivision plan, and/or withdrawal of the prior land development plan, will not void any agreements in place between the applicant and East Rockhill Township relative to construction on adjoining tax parcels 12-20-4, 5, and 6. **Applicant understands and will comply.**
7. Correspondence dated December 21, 2012, prepared by Mease Engineering, P.C. (refer enclosed copy) requests modification of Subdivision Ordinance requirements relative to identification of natural resource protection standards and installation of street improvements (cartway widening, curb, and sidewalk). Township should determine if the requested waivers are satisfactory. (SLDO Section 22-308) **Will Comply.**
8. Area within the ultimate right-of-way of Hill Road has been offered for dedication to the Township as an easement as noted on the plan. Legal descriptions for ultimate right-of-way area, one original and two copies, signed and sealed by the responsible surveyor, should be submitted for review. (SLDO Section 22-506.2.A) **Will Comply.**
9. Deed of Consolidation for TMP #12-20-6 should be recorded at the time of plan recordation so that a nonconforming parcel is not created. Preparation and recordation should be

completed by council for the applicant, with proof of recording submitted for Township records. **Will Comply.**

10. Proposed property and right-of-way monumentation must be installed prior to plan recordation and be certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will Comply.**
11. At the Planning Commission meeting held on February 14, 2013, adjoining property owners commented on trash and debris (tires, appliances, metal) located within the tree row along the rear property boundary. Trash and debris should be required to be removed from the property and disposed of properly, prior to plan recordation. **Will Comply.**

On motion by Mr. Nyman, to recommend granting of the four waivers requested and recommend Conditional Preliminary/Final Approval subject to Blanket Easements for the internal water and sewer system and road system prepared to the satisfaction of the Township, withdrawal of the Creekside Independent Living land development plan and removal of trash to the satisfaction of the Township, seconded by Mr. Turley. With no additional discussion, all present voted in favor.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mrs. Booz, Mrs. Fenley declared the meeting adjourned at 7:39p.m.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Secretary