

East Rockhill Township
PLANNING COMMISSION MINUTES

February 14, 2013

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:30pm on February 14, 2013 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

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

The meeting was called to order at 7:26 pm by Vice-Chairperson Nancy Booz.

Re-Organization: On motion by Mr. Turley to appoint Anne Fenley as Chairperson, Nancy Booz as Vice-Chairperson and David Nyman as Secretary for 2013. Mrs. Sears seconded the motion, all present voted in favor. Mrs. Fenley assumed the Chair.

Approval of August 2, 2012 Minutes: On motion by Mr. Nyman, seconded by Mrs. Booz, to adopt the meeting minutes from the August 2, 2012 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. The 2012 Planning Commission Annual Report prepared for review by the Board of Supervisors was noted as received. No action required at this time. Mr. Nyman noted that the Bucks County Planning Commission Annual Report was available electronically.

New Business:

Mager Lot Line Submission: The lot line adjustment 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 applicant's representative did not attend the meeting. Mr. Baluh reviewed the submitted plan and noted the following findings:

1. Plan identifies existing use as B1-single family dwelling. However, upon consultation with the Zoning Officer, it was determined by that Use B1 does not apply to either property, as by definition, Use B1 includes only one single family dwelling on an individual lot. Accordingly, zoning dimensional requirements for "other permitted uses" contained within Section 27-702.b of the Zoning Ordinance should be identified on the plan. Although several buildings will be

existing nonconforming with respect to revised setback requirements, the proposed property line splitting TMP #12-20-7 is nonconforming with regard to side yard setback to the rear 4-unit family dwelling. (ZO Section 27-702)

2. Property deed description which was included with the plan submission appears to conflict with the out boundary information included on the plan for TMP #12-20-7. Boundary shown on the plan incorporates TMP #12-20-10 into TMP #12-20-7. Township has no documentation regarding prior consolidation of these parcels. Design engineer should clarify same and revise property out boundary as necessary.
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. Easement/agreement should be established to the satisfaction of the Township to ensure the continued use of these utilities if either property ownership is transferred separately.
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 under the ownership of Robert R. Mager. The main entrance locations from Hill Road are on adjoining tax parcels #12-20-8 and #12-20-2. Similar to the above comment, cross access easements should be established in a manner satisfactory to the Township to guarantee the continued use of the driveways if properties are transferred in different ownership.
5. TMP #12-20-6 and #12-20-7 are subject to a prior land development conditional final approval (Creekside Independent Living) from 2007. Prior land development plan should be withdrawn in writing by the applicant as a condition of any plan approval for the subject application.
6. Floodplain boundary along Three Mile Run should be identified on the plan. (ZO Section 27-1902)
7. TMP #12-20-6 is subject of a current building permit/zoning appeal by the applicant. Township Solicitor should determine impact of same on the current application.
8. 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)
9. Area within the ultimate right-of-way of Hill Road should be offered for dedication to the Township as an easement and be so noted on the plan. Legal descriptions for the Right-of way, one original and two copies, signed and sealed by the responsible surveyor should be submitted for review. (SLDO Section 22-506.2.A)
10. 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.

11. 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)

Public Comment: Several owners of neighboring properties commented regarding water problems along Three Mile Run Road and possible drainage swale deficiencies and the potential impact of further development of this parcel. Also noted was a accumulation of old tires, a refrigerator, etc along the interior property line.

Bader Lot Line in Perkasio Borough was reviewed and the Planning Commission did not have any concerns.

Adjournment: On motion by Mr. Turley, and seconded by Mr. Nyman, the meeting adjourned at 8:02 p.m.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager