

East Rockhill Township
PLANNING COMMISSION MINUTES

June 7, 2012

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:30pm on June 7, 2012 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
William Barnish, Member
Anne Fenley, Member
Brenda Sears, Member
Charles Turley, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Secretary

The meeting was called to order at 7:30 pm by Vice-Chairperson Nancy Booz.

Introduction of New Member William Barnish: Mrs. Booz introduced Mr. Bill Barnish and welcomed him as a newly appointed member to the Planning Commission.

Approval of February 9, 2012 Minutes: **On motion** by Mr. Nyman, seconded by Mr. Turley, to adopt the meeting minutes from the February 9, 2012 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. No action required at this time.

New Business:

Conditional Use Application Greenshore School: An application was received proposing to reopen an elementary school facility within an approximately 1,900 square feet building. The property has an area of approximately 38.5 acres and zoned Resource Protection. A caretaker dwelling is also on the site. The school was previously approved by conditional use in 1988, but was abandoned in 1993.

DISCUSSION:

Mrs. Arlene Curley, applicant, Mr. Jim Curley, and Mr. Michael Jonn, architect, were present to discuss the Conditional Use Application with the Commission.

1. The "proposed" 50' x 25' building shown on the submitted plan exists and is part of the 1,900 square feet building. "Proposed parking" (30' x 35' area) shown on the plan was not constructed. **The proposed parking is there however it is stone and has become overgrown at this time. Once Township gives their support the parking will be improved.**

2. Applicant should submit information regarding anticipated number of students, faculty, and administrative staff for the proposed school. **Three large rooms in the building, 30-40 students are proposed with 3 faculty.**
3. Applicant should confirm that adequate parking exists. Use regulations require one space for each faculty/employee plus one space per two classrooms/offices. Additionally, prior conditional use application indicated that the "proposed parking" area was previously required for a school bus turnaround. Applicant should confirm how students will be transported to the site, and whether a turnaround area is still required. If it is anticipated that a large number of students will be dropped off by private vehicles, consideration should be given to establishing the two existing driveways as one-way in and a one-way out loop, due to their limited width. (ZO Section 27-304.C.2) **Will comply.**
4. Sewage flows should be calculated based on the proposed capacity of the school. Applicant should provide verification that the on-lot sewage system is adequate for proposed flows. **Will Comply.**
5. One well is noted on the plan. Applicant should clarify if the single well serves the existing caretaker house and school facility. **Only one well exists on the property, a chlorination system from the previous school is no longer operational.**
6. If additional impervious surface is required to be constructed such as parking/bus turnaround expansion, applicant must verify compliance with Township Stormwater Management Ordinance. **The applicant is in favor of looping the existing driveway into the neighbor's driveway that is located on their property.**
7. Use C2 requirements within Section 27-304.C of the Zoning Ordinance requires all schools to access an arterial or collector highway. Axehandle Road is a local road in noncompliance with the above. Accordingly, a zoning variance application should be submitted by the applicant to the Township Zoning Hearing Board for consideration.
8. In accordance with Conditional Use regulations of Section 27-2208 of the Zoning Ordinance, the Township must determine that the proposed use is in accordance with the Township Comprehensive Plan, in the best interest of the municipality, suitable for the property in question, and suitable in terms of access and zoning requirements.

The Commission authorized forwarding the following recommendations to the Board of Supervisors:

- a. Comply with looped driveway.
- b. Meet Bucks County standards in regards to the well and septic.
- c. If received favorably, detail site plan provided.
- d. The addition of a kitchen facility would require Conditional Use reapplication.
- e. Number of students limited to current DEP Sewer Standards for the existing system.

On motion by Mr. Nyman, seconded by Mr. Turley, to sign the Wright Subdivision final plans. With no additional discussion, all present voted in favor.

Adjournment: On motion by Mr. Turley, and seconded by Mr. Barnish, the meeting adjourned at 8:14pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Secretary