

East Rockhill Township
PLANNING COMMISSION MINUTES

May 9, 2013

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:30pm on May 9, 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
Bill Barnish, Member
Charles Turley, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:30 pm by Chairperson Anne Fenley.

Approval of March 7, 2013 Minutes: **On motion** by Mr. Nyman, seconded by Mr. Turley, to adopt the meeting minutes from the March 7, 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 Messina Subdivision 6-month extension was received and acknowledged by the Board of Supervisors. No additional action required at this time.

Introduction of Planning Commission Vacancy Applicants. Mr. Tom Aristide and Ms. Petrona Charles were present to introduce themselves to the Planning Commission as potential applicants for the Planning Commission.

New Business:

Zoning Ordinance Amendment: A proposed amendment to the Zoning Ordinance to add subsection d. to existing Use I1 (Nonresidential Accessory Building) allowing certain seasonal or occasional accessory uses for schools, churches, non-profit organizations and/or government agencies provided a traffic control plan is submitted and approved with the issuance of a Zoning Permit for the proposed activity. The nonresidential accessory use shall be normal and customarily incidental to an existing permitted use. No more than five (5) occurrences in one calendar year are permitted per organization.

On motion by Mrs. Booz, to recommend passing the proposed Zoning amendment as presented to the Board of Supervisors for approval, seconded by Mr. Turley. With no additional discussion, all present voted in favor.

Stormwater Management Ordinance Amendment: An amendment to Township Stormwater Management Ordinance as required by PADEP under the current MS4 Program requirements and consistent with the latest Act 167 Model Ordinance. In addition to the above requirements, the Ordinance was revised to clarify the applicability of exemptions, and add simplified procedures for single family dwelling lots. Current Stormwater Management Ordinance requirements are contained within

Chapter 26, Part 3, of the East Rockhill Township Code of Ordinances. These regulations were last updated by Ordinance 210 adopted in 2005. Chapter 26 Part 3 will be replaced in their entirety with the attached proposed amendment. In summary, the following modifications were made to the Ordinance:

1. Ordinance was revised to be consistent with current MS4 requirements and latest Act 167 Model Ordinance provisions. Revision of the Ordinance is required for coverage under NPDES General Permit for stormwater discharge (PAG-13) from small municipal separate storm sewer systems (MS4s). Complaint Ordinance must be enacted by the end of the first year of coverage under the permit (not later than March 8, 2014).
2. Section 26-305 was revised to clarify the applicability and exemptions to the Ordinance. In general, all sites where cumulative area of proposed impervious surface is less than 1,000 square feet, is not regulated, required to submit a stormwater management plan, contribution to the Stormwater Management Capital Fund. In addition, Tables 26-305.1 and 26.305.2 contain a scale of maximum proposed impervious surface based on total lot size and setback from nearest downstream property boundary. If an exemption is met under these requirements, contribution to the Township Stormwater Management Fund is required. Township may deny an exemption request where a known drainage problem is documented or is expected downstream of the proposed activity.
3. Properties which do not meet the exemption requirements indicated above, but propose construction of impervious surface not exceeding 2,500 square feet on a single residential dwelling lot, are permitted to utilize simplified design procedures as outlined within Appendix G of the Ordinance. A professional engineer is not required to complete same.
4. Provisions were added to allow Supervisors to grant modification to the Ordinance similar to Subdivision Ordinance.
5. Definitions have been revised/expanded to be consistent with PADEP regulations.
6. Provisions to allow use of nonstructural credits for items such as installation of trees, preservation of forest, etc. were included in the Ordinance.
7. Calculation Methodology was revised to utilize National Oceanic and Atmospheric Administration (NOAA) rain data, and more detailed chart of runoff curve numbers.
8. "Hot Spots" and "West Nile Guidance" requirements are included in the Ordinance (refer Appendix J and K).
9. Clarification of regulations to require retention of design plans at the development site, provisions for inspection by the Township, restrictions on issuing occupancy permits until stormwater management BMPs have been satisfactorily installed, and right of entry for inspection by the Township have been included in the Ordinance.
10. Regulations regarding prohibitions as required by the MS4 program including prohibited discharges, connections, alterations of BMPs and waste disposal are included in the Ordinance.

11. Maintenance responsibilities and basic Stormwater Operation and Maintenance Agreement have been clarified in the Ordinance.
12. All Appendices have been updated to be consistent with current information and Ordinance revisions.

On motion by Mr. Turley, to recommend approval of the proposed Stormwater Ordinance update by the Board of Supervisors, seconded by Mr. Barnish. With no additional discussion, all present voted in favor.

Public Comment: Ms. Petrona Charles, 2381 East Rock Road, suggested a public meeting with information to educate residents on Stormwater and rain gardens.

Adjournment: **On motion** by Mr. Nyman, and seconded by Mrs. Booz, the meeting adjourned at 8:37p.m.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager