

East Rockhill Township
PLANNING COMMISSION MINUTES

June 8, 2017

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on June 8, 2017 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
Blaze Youngers, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00 pm by Chairperson Anne Fenley.

Approval of April 13, 2017 Minutes: On motion by Mr. Barnish, seconded by Mr. Youngers, to approve the meeting minutes from the April 13, 2017 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. The 2016 Bucks County Annual Review report was distributed. No action was taken.

Old Business:

Pennridge Airport Business Park Land Development, 1100 North Ridge Road. The following comments and/or recommendations are made relative to the subject Preliminary Land Development Plan, sheets 1 thru 61, dated November 11, 2016, latest revision date May 15, 2017, prepared by Langan Engineering. The comments are generally limited to the East Rockhill Township portions of the site, and the stormwater management facilities which discharge within the Township. Mr. Keith Ottes, Langan Engineering was present to review the plan.

1. Within East Rockhill Township, the project area is split between the Industrial 1 (I-1) and Industrial 2 (I-2) Zoning Districts. Dimensional requirements are similar within the I-1 and I-2 Zoning Districts; however, the list of permitted uses varies in part between the districts. No specific uses are identified on the plan for the “future development” areas. When known, uses should be consistent with permitted uses within the appropriate I-1 or I-2 Zoning District, and specific requirements for each use as contained within Section 27-304 of the Zoning Ordinance must be addressed. **Will comply.**
2. Buffer yards are required around the property outboundary, and have been delineated on the plan. Buffer yard width varies from 25 feet to 40 feet subject to the adjoining land use in accordance with Section 27-1905 of the Zoning Ordinance. Consideration may be given to deferring installation of plantings until further development within the Township

portions of the site is proposed. Buffer plantings are not required in areas where Township determines that existing vegetation is adequate in-lieu-of additional buffer plantings. **Will comply.**

3. As a portion of the proposed consolidation of Lot 2 is within East Rockhill Township, Township signature blocks for approval should be included on Sheet 4 of 61. Plan approval and recordation should be coordinated with Perkasio Borough. (SLDO Sec. 22-404.7) **Will comply. Consolidation of parcels over municipal boundaries and the impact on tax revenue collections is a concern.**
4. Sheet 3 of 61 includes natural resource mapping and protection calculations. Resource Protection Chart indicates that approximately 2.55 acres of woodlands will be cleared for construction of initial Stormwater Management facilities. This results in a protection ratio of 93%, which exceeds the 60% minimum protection ratio permitted in the Industrial Zones pursuant to Section 1900 of the Zoning Ordinance. However, Section 22-515.7 of the Land Development Ordinance requires replacement/reforestation trees for any trees removed which are six inches in diameter or more. Design engineer should calculate the required number of replacement trees and propose planting locations pursuant to the Ordinance. **Will comply. A sample area will be provided. If necessary additional plantings or fee-in-lieu of.**
5. Riparian buffer has been identified on the plan along the watercourse, which traverses Lot 2 originating from the Branch Valley pond. The buffer area is generally vegetated with minor open areas on the north (runway) side of the watercourse. Design engineer indicates that the vegetation will be protected during construction, and proposes to defer revegetation of open areas until further development within the Township portion of the site. If satisfactory to the Township, the above should be noted on the plan (ZO Section 27-1900.h and SMO 26-319.T) **Will comply.**
6. A preliminary Traffic Impact Study was previously submitted to the Township. Refer correspondence dated February 15, 2017 from TPD, Inc., Township Traffic Engineering Consultant, for initial comments. Subsequently, a meeting was held with representatives of the Township, Perkasio Borough, PennDOT, and applicant to review scope of project and phasing of improvements. A full traffic study addressing initial comments of the Township, Borough and PennDOT should be received from the applicant for further review of the development's impact on the surrounding road network. Notwithstanding that the currently proposed development area and access points are within Perkasio Borough; the extent of initial and future transportation improvements should be established in a manner satisfactory to the Township and be coordinated with Perkasio Borough and PennDOT. (SLDO Section 22-406) **Will comply. Submission to PennDOT is anticipated within two weeks and municipalities will be copied. Over 15 intersections have been included and the entire site will be included in the study with three improvement stages proposed.**

Perkasio Borough and the applicant have agreed to meet jointly with the Township to review traffic concerns and proposed improvements. It is our understanding that a

revised Traffic Impact Study is currently being prepared by the applicant's consultant and will be submitted upon completion. A joint meeting should be scheduled upon receipt of revised study. **Will comply.**

7. Stormwater management for proposed improvements will be controlled via several stormwater management basins and raingardens. Stormwater runoff from the development area proposed within Perkasio Borough is conveyed to and discharged via these facilities (except raingarden #2) within East Rockhill Township. Within Lot 1/1A, discharge is to an existing airport stormwater basin which drains into the Branch Valley Pond. Within Lot 2, discharge is to the watercourse leading from the Branch Valley pond discharge to Three Mile Run. Post Construction Stormwater Management Plan Narrative, dated November 11, 2016, latest revision date May 15, 2017, prepared by Langan Engineering, was included with the plan submission. The following issues should be addressed: (Stormwater Management Ordinance 273 and 276)
 - A. Plans should modify riprap apron at HW10 to clarify intent to direct flow from the discharge of Basin 1 into existing basin. **Will comply.**
 - B. Calculations should be submitted for the existing stormwater management basin to ensure proper function/outflow due to increase in drainage area being directed into the existing basin via proposed Basin 1. **Will comply.**
 - C. Basin perimeter landscape plantings should be detailed on the plans for Basins 1 and 3 and the portion of Basin 2 within the Township, in accordance with Section 22-515.4 of the Land Development Ordinance. **Will comply.**
 - D. Temporary sediment riser and associated details on Sheet 47 of 61 should be revised to include all necessary elevations and dimensions for each Basin. **Will comply.**
 - E. Sediment basin routing calculations should be submitted to verify adequacy during disturbed earth conditions (SMO Section 26-321.H) **Will comply after NPDES permit approval.**
 - F. OCS-1 top of grate elevation should be revised in profile on sheet 27 of 61 to be consistent with plan view elevations. **Will comply.**
 - G. OCS-2 appears to be incorrectly labeled in profile on sheet 29 of 61. **Will comply.**
 - H. Fencing of stormwater basins was previously discussed with the Planning Commission. Fencing is not proposed on the plan. Township should determine if fencing is desired. (SMO 26-319.N.6) **Slope has been amended and fencing consideration is subject to the use of buildings with final plan submission.**
 - I. Basin access ramp at a slope not to exceed 10:1 should be proposed within Basins 1 and 3 (SMO 26-319.N.5) **Will comply.**

- J. An Operation and Maintenance Agreement should be executed between applicant and Township to guarantee the proper long term function of all Stormwater Management facilities (basins, raingardens, and conveyance systems) with the Township. A maintenance schedule prepared by the design engineer should be submitted for review and use in Agreement preparation. Agreement should be in a form satisfactory to the Township Solicitor. (SMO Section 26-343 thru 349) **Will comply. A operation and maintenance schedule will be included in the agreement.**
8. Verification of approval must be received in writing from Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities. Additionally, an NPDES Permit must be obtained for erosion control/stormwater management as proposed earth disturbance exceeds one acre. (SLDO Section 22-518) **Will comply. Township will be copied on any submissions.**
9. Basin side slopes and storm sewer design have been revised to be consistent with Stormwater Management Ordinance requirements. As such, previously requested waivers are no longer required. **Comment.**
10. If currently pending Corporate Hanger Land Development Plan is approved prior to approval of this application, this plan should be revised to reflect the lot line adjustment within East Rockhill Township, and reference the approved plan by note on the record plan. **Will comply.**
11. Development/Financial Security Agreements are required to be executed between the applicant and Township to guarantee installation of required improvements, including but not limited to Stormwater Management, erosion control, landscaping, and traffic improvements, which are located within the Township. An Opinion of Cost should be prepared by the design engineer and be submitted for review. All agreements should be in a form satisfactory to the Township Solicitor. (SLDO Sec. 22-606) **Will comply.**

On motion by Mr. Nyman, seconded by Mr. Youngers to recommend preliminary approval of the Pennridge Airport Business Park stormwater improvements to the Board of Supervisors subject to C. Robert Wynn letter dated June 6, 2017. With no additional discussion, all present voted in favor.

Pennridge Airport Corporate Hangars Land Development, 1100 North Ridge Road. The following comments and/or recommendations are made relative to the subject land development preliminary plan, sheets 1 thru 23, dated November 21, 2016, latest revision date May 15, 2017, prepared by Langan Engineering; and pending conditional use application:

1. Conditional Use Hearing for the proposed hanger expansion project has been closed. Adjudication by the Board of Supervisors is forthcoming. Subject to conditions established in the adjudication, plan revisions may be required which are not addressed in the comments below. **Comment. Acknowledged changes to the plans may be needed.**

2. Separate record plans were prepared for the proposed Lot Line Adjustment Plan (sheet 4 of 23) and Hangar Building Land Development plan (sheet 5 of 23). As a portion of the property included in the consolidation is located within Perkasio Borough, Perkasio Borough approval/signatures should be obtained prior to recording of the plans. **Will comply.**
3. Class C 40 feet wide buffer yard is delineated along property outboundary where the airport use is adjacent to residential property. Plantings must be installed within buffer yards except in areas where Township determines that the existing vegetation is adequate in-lieu-of additional buffer plantings. Area along residential property adjacent to the proposed project area is generally wooded. However, clearing of existing woods is required for grading associated with construction of the rear building. In conjunction with prior land development projects, a staggered row of evergreen trees (six feet high) was required to be planted to the rear (north) of the existing hangar buildings to compensate for the removal of vegetation for their construction. A staggered row of spruce and holly trees (37 total) are proposed to be installed to the rear of the new hangar (refer sheet 22 of 23). Township should determine if proposed buffering is adequate. (Z.O. Section 27-1905) **Wooded area along Schoolhouse Road is deciduous and a seasonal buffer. Applicant indicated additional low-growing evergreen trees or shrubs can be added.**
4. Use G4 regulations specify that off street parking spaces for airport facilities shall be as the Township Board of Supervisors determines adequate to serve the facilities on the premises. No new parking areas are proposed for the hangar buildings. Vehicles will utilize existing 40 space parking lot previously constructed off Schoolhouse Road. A report dated January 3, 2017, prepared by Langan Engineering, indicates that 21 existing aircraft tie-downs will be removed from the site and replaced with a total of 9 new aircraft hangars in the two proposed buildings. Therefore, parking demands of the proposed hangars will be less than requirements for the existing tie-down area. Additionally, they noted that typically hangar tenants will park their passenger vehicles within the hangar, therefore not using the parking area. Accordingly, the report concludes that existing parking is adequate to serve the site. Township should determine if parking facilities are satisfactory. (Z.O. Section 27-304.G4.i) **Planning Commission believed parking was adequate.**
5. Stormwater management for the proposed improvements is to be accommodated within existing stormwater management basin constructed for prior hangar development. An extension of the stormwater collection system is proposed to convey stormwater runoff from the development area to the basin. Post-construction Stormwater Management Plan Narrative, dated November 21, 2016, latest revision date January 18, 2017, prepared by Langan Engineering, was previously submitted. To meet stormwater quality requirements of the current Stormwater Management Ordinance 273, as amended by Ordinance 276, the existing basin will be converted to a slow release infiltration basin by installation of amended soils, underdrains, and wet tolerant plantings. With minor modifications to the basin bottom grading, report indicates that existing stormwater

management basin is adequate to accommodate additional stormwater runoff from proposed development. Submitted information appears satisfactory.

The maximum depth of ponded water within the modified basin during the 100 year storm event is proposed to exceed three feet (3.85' proposed). Township should determine if fencing at the basin is desired to improve safety. (SMO Section 26-319.N.4 and 6) **Planning Commission consensus was to install a post & rail fence with wire backing around the basin.**

6. Property is located within Perkasio Regional Authority (PRA) water service area. Plan indicates that water service will be provided to both hangar buildings. Correspondence dated May 11, 2017 from PRA indicates that adequate water capacity is available, subject to purchase of one EDU. Review and approval of proposed water system design must be received from Perkasio Regional Authority. (SLDO Section 22-519) **Will comply.**
7. Correspondence dated March 18, 2017 has been received from Perkasio Fire Company indicating acceptance of response correspondence dated February 27, 2017 from Langan Engineering regarding fire company concerns. Items requiring plan revisions have been incorporated in the plan set. **Comment.**
8. The project site is located within East Rockhill Township public sewer service area. Existing airport facilities are currently served by a private collection system and sewage pump station which connects to East Rockhill Township public sanitary sewer within Schoolhouse Road. Plan proposes extension of the private collection system to direct sewage flows from both proposed buildings to an existing pump station at the rear of the site. Increase inflow will be subject to fit out of the hangar units. Two additional sewer EDUs should be required to be purchased (one for each hangar building) for proposed connections.
Sewage Facilities Planning Module Exemption Application Mailer has been submitted to the Township. Sewage Facilities Planning Module Application Mailer and related documentation will be reviewed under separate correspondence. Sewage Facilities Planning Module approval is required from East Rockhill Township and PADEP. (SLDO Section 22-407 & 520) **Planning Module has been submitted to the Township. Will comply.**
9. Approval correspondence dated May 17, 2017 and May 24, 2017 have been received from Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities and NPDES Permit. (SLDO Section 22-518) **Comment.**
10. Proposed lighting is limited to wall mounted lights around the entire perimeter of each building as shown on sheet 23 of 23. Lights will be mounted at a height of 18 feet and are proposed to be full cutoff type fixtures. Township should determine if proposed lighting is satisfactory. (Z.O. Section 27-1805; SLDO Section 22-526) **Lighting to meet FAA standards.**

11. Correspondence dated January 23, 2017, prepared by Langan Engineering, listing request for waiver of Subdivision Ordinance requirements was included with the plan submission (refer enclosed copy). Requested waivers include:
 - A. SLDO Section 22-403.12(A) – Traffic Impact Study: Design engineer indicates that based on Institute of Transportation Engineers (ITE) trip generation rates for new airport hangars, anticipated traffic increase is insignificant.
 - B. SLDO Section 22-512.1 – Curbs: Curbing is not proposed along the internal parking/paved areas.
 - C. SLDO Section 22-513.1 – Sidewalks: Sidewalks are not proposed to be installed along frontage of Schoolhouse Road. **Sidewalks are not on Schoolhouse Road now.**
 - D. SLDO Section 26-319.K – Storm sewer design: Design engineer indicates that modifications to storm sewer inverts are required to avoid utility conflicts. Storm sewer system as designed appears satisfactory. **Applicant removing waiver request and will comply.**
 - E. SLDO Section 22-522.C(2) – Recreation land: Recreation land in the amount of 1,500 SF for 4,000 SF of new building area is required to be dedicated to the Township, or the Township may accept a fee in-lieu-of land dedication pursuant to Subdivision Ordinance requirements and the current Township fee schedule. Waiver is requested from dedicating recreation land or contribution in a fee in-lieu-of dedication of recreation land. **The applicant is discussing the berm adjacent to Markey Park with the Board of Supervisors and this item will be deferred.**
12. Development/Financial Security Agreements are required to be executed between the applicant and Township to guarantee installation of required improvements including, but not limited to, stormwater management, erosion control, landscaping, and sanitary sewer. Engineers Estimate, dated May 15, 2017, prepared by Langan Engineering has been submitted and will be reviewed upon plan approval. (SLDO Section 22-606). **Will comply.**

On motion by Mr. Youngers, seconded by Mr. Barnish, to recommend preliminary approval of the Penridge Airport Corporate Hangar land development to the Board of Supervisors subject to the installation of a fence around the basin and subject to compliance with the C. Robert Wynn letter dated June 6, 2017 with waiver requests at the discretion of the Board of Supervisors. With no additional discussion, all present voted in favor.

Public Comment:

- Glenn Stewart, 1240 N. Ridge Road, asked when the traffic study will be available to the public. Mr. Stewart was advised to check Perkasio Borough and East Rockhill websites for updates.

Adjournment: **On motion** by Mr. Barnish, and seconded by Mrs. Booz the meeting adjourned at 7:56pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager