

East Rockhill Township  
PLANNING COMMISSION WORK SESSION NOTES

September 6, 2018

The Work Session of the East Rockhill Township Planning Commission was held at 7:00pm on September 6, 2018 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  
Joe Chellew, Member  
Jim Weikel, Member  
Blaze Youngers, Member  
Marianne Morano, Township Manager

David Sebastian, Bucks County Planning Commission  
Luke Rosanova, Bucks County Planning Commission

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

**Introductions:** The Board of Supervisors have authorized and executed a contract with Bucks County Planning Commission to assist East Rockhill Township with the update to their 2005 Comprehensive Plan. Mr. Dave Sebastian and Mr. Luke Rosanova were present from the Bucks County Planning Commission and noted all municipalities have a Comprehensive Plan as a way to design future land use policy and decision-making with regards to zoning, open space acquisition, transportation, water supply, stormwater and sewage facility planning.

**Comprehensive Plan Business:**

- Mr. Sebastian and Mr. Rosanova reviewed the current 2005 Comprehensive Plan and noted numerous items of the current plan have been executed or are ongoing.
- A resident survey was proposed and accepted as part of the proposal and there was general discussion on a mailing or electronic survey and incentives to complete the survey. Mr. Sebastian noted the mailed survey has safeguards such as being pre-numbered to ensure one response per household which is necessary to ensure accurate results. An electronic survey could have a negative impact with skewed results from non-residents and more than one submission from a household. The survey submission is anonymous.
- Comprehensive new formatting options will be provided to the Commission for consideration.
- Financing and revenue projections in the updated Plan were declined.
- A demographic summary was provided to the Commission that indicated not much growth is expected.
- Mr. Blaze Youngers expressed concern about increased traffic.

- New Zoning classifications were discussed such as Agricultural Tourism to assist preserved properties long-term maintenance of the land and Heritage Tourism which would bring tourism to the Township. It was noted new uses have arisen since the 2005 Plan was adopted such as marijuana dispensaries, new fireworks laws, and Air B&B's and all should be considered. There was a general discussion that municipalities are required to follow the municipal planning code (MPC) which dictates all Townships' must provide for every use and no use can be excluded from a Township or Borough.
- It was noted public water and public sewer availability can be a factor to determine the desired location for certain uses.

**Questions and Answers:** There was general discussion on how to receive a favorable survey response and letting the public know what a Comprehensive Plan is, as well as, meeting the anticipated completion schedule. The Comprehensive Plan update has been advertised in the monthly e-newsletter and the most recent newsletter publication. Agendas are published on twitter, Facebook and real-time news notifications to email subscribers.

The next meeting will be November 1, 2018 to review the proposed survey which is anticipated to be mailed in January, 2019.

**Adjournment:** On motion by Mr. Barnish, and seconded by Mr. Weikel, the meeting adjourned at 8:17pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager