

East Rockhill Township
PLANNING COMMISSION MINUTES

August 2, 2018

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on August 2, 2018 at the Township meeting room at the East Rockhill Township Municipal Building, 1622 North Ridge Road, Perkasie, PA 18944.

Present: Anne Fenley, Chairperson
David Nyman, Secretary
Bill Barnish, Member
Joe Chellew, Member
Jim Weikel, Member
Blaze Youngers, Member
Steve Baluh, P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:01pm by Mrs. Fenley.

Approval of February 8, 2018 Minutes: On motion by Mr. Weikel, seconded by Mr. Barnish, to approve the meeting minutes from the February 8, 2018 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. The Subdivision Plan Review Status dated August 2, 2018 was provided.

On motion by Mr. Weikel, seconded by Mr. Chellew, to recommend Peace Lutheran Church Land Development plan be denied if an extension is not received before August 31, 2018. With no additional discussion, all present voted in favor.

New Business:

There was none.

Old Business:

Mehmanus Holdings LLC, 1419 Ridge Road. Mr. Scott McMackin, Cowan Associates, Dr. Mehaffey and Dr. Heller were present to review the plan.

Following are comments and/or recommendations made relative to the subject land development plan, sheets 1 thru 8, dated June 6, 2018 prepared by Cowan Associates, Inc... Applicant proposes to construct a 2,000 SF addition to existing Veterinary Office (Use E2) and expand rear parking areas on a 1.93 acres (net) lot located along Ridge Road within the Rural Residential Zoning District. Property is served by onsite well and sewage disposal system.

1. Zoning Hearing Board (ZHB) Decision dated October 24, 2017 has been issued for the site. Variances have been granted to permit an increase in maximum impervious surface coverage from 20% to 25%, reduce total required parking spaces from 38 to 29, and approve alternate buffer planting requirements along the northern boundary (as shown on plan). The above

variances were conditioned upon compliance with the Stormwater Management Ordinance, staffing of the facility shall not result in required parking spaces being in excess of 29 pursuant to Section 304-E2.c of the Zoning Ordinance, and receipt of land development approval from East Rockhill Township. These requirements have been noted on the record plan. Additionally, the impervious surface coverage variance should be referenced in the Zoning Data listed in Note 10. **Will comply.**

2. Correspondence dated June 14, 2018, from Cowan Associates, Inc. identifies requested waivers of Land Development Ordinance requirements, including submission of combined preliminary/final land development plan, existing features within 100 feet of tract boundaries, traffic study submission, and frontage improvements. Township should determine the suitability of these requests. A construction cost estimate for proposed waived improvements should be submitted by the design engineer for consideration of contribution in-lieu-of improvements. Any improvements/modifications proposed along Ridge Road require issuance of a Highway Occupancy Permit from PennDOT. (SLDO Section 22-308 & 505.2) **Comment noted.**
3. Parking area/access drive around the rear of the building will be established as one way due to limited width. Existing driveway to the rear parking area is proposed to remain including the current minor encroachment on the adjoining School District property. The following parking area comments should be addressed:
 - A. Applicant should clarify if there will be a customer entrance in the rear of the building. If only the front entrance will be used by customers, signage/pedestrian route to the entrance should be identified on the plan. **Will comply.**
 - B. An additional handicapped accessible parking space should be provided pursuant to ADA requirements. (SLDO Section 22-523.3.E) **Will comply.**
 - C. If outdoor trash collection facilities are proposed, location should be identified on the plan and be adequately screened. **Trash collection till stay in current location, will comply.**
 - D. Turning movement diagrams for delivery trucks and emergency vehicles should be submitted. Additionally, comment should be received from the Perkasio Fire Department regarding emergency access. **Delivery trucks to be in front parking lot. Will comply.**
 - E. Applicant should indicate how customer and employee parking will be addressed/staged if the facility is to remain open during construction. **It was noted stormwater facilities will be located under the rear parking lot area and the E&S plan will provide clarification. Will comply.**
4. Proposed parking area is surrounded by existing woodlands, with additional proposed buffer plantings along the northern side. Information should be submitted to verify if the existing/proposed landscaping is adequate to meet the parking area shading requirements of Section 22-515.2 of the Land Development Ordinance. **A tree survey will be provided.**

5. Sheet 2 of 8 identifies trees in excess of six inches in diameter which are to be removed. Section 22-515.7 of the Land Development Ordinance requires installation of replacement trees. Replacement tree calculations should be included on the plan. Replacement trees may be installed on site, installed in offsite areas designated by the Township, or a contribution in-lieu-of installation may be accepted by the Township. **Will comply.**
6. Verification of approval should be received in writing from the Bucks County Conservation District for erosion and sedimentation control measures to be implemented during earthmoving activities. (SLDO Section 22-518) **Will comply.**
7. An underground stormwater management facility is proposed to be constructed in the rear parking area. Stormwater Management Report dated June 12, 2018, prepared by Cowan Associates, Inc. was submitted with the plan. The following comments should be addressed (SMO Chapter 26, Part 3):
 - A. Infiltration testing was completed to confirm suitability of soils for infiltration. However, it appears that the basin design did not consider infiltration rate in the routing calculations. If infiltration rate was not considered to provide a more conservative design, same should be clarified in the stormwater narrative. However, dewatering calculations using 50% of the average infiltration rate should be submitted to verify that the facility will fully drain. **Will comply.**
 - B. Outlet control structure detail should be included on the plan. **Will comply.**
 - C. Specification for geotextile fabric encasement should be identified on the plan. **Will comply.**
 - D. Plan should clarify if roof drains are to be connected directly to the underground basin, or by overland flow. If connected directly, method to prevent leaves and debris from entering the underground facility should be detailed on the plan. **Will comply.**
 - E. Maintenance responsibility/schedule for all stormwater facilities should be included on the plan. **Will comply.**
 - F. Stormwater management Operation & Maintenance Agreement should be executed between the Applicant and Township in a manner satisfactory to the Township Solicitor. Agreement should include a “blanket” easement to permit Township access to the site for inspections. **Will comply.**
8. Applicant should clarify if the proposed expansion will increase water usage at the facility. Applicant should document the adequacy of the existing well if any increase in water usage is proposed. Additionally, Township Building Code Official should be consulted as to whether the proposed building addition is required to be sprinklered. (SLDO Section 22-519) **Water usage will be less than a single family home. Will comply.**

9. A new on-lot sewage disposal system is proposed to the rear of the site improvements. Applicant should clarify anticipated sewage flows based on the proposed expansion. Replacement of the onsite sewage disposal system requires approval by Bucks County Department of Health and may require submission of Sewage Facilities Planning Modules, or exemption request mailer. (SLDO Section 22-407 & 520) **Will comply.**
10. Proposed site lighting includes two parking area lights mounted on 15 feet high poles, and one building mounted light as shown on sheet 4 of 8. Isolux information provided indicates that lighting will not extend onto adjoining properties. Plan note should be added to require installation of shields on the pole mounted lights if determined necessary by the Township. (Z.O. Section 27-1805) **Will comply.**
11. Recreation land in the amount of 1,500 sf per 4,000 sf of new building area is required in accordance with Section 22-525.C(2) of the Land Development Ordinance. In the alternate, the Township may accept a fee in-lieu-of land dedication in the amount of \$964.19 based on current Fee Schedule. **Will comply.**
12. Area within the ultimate right-of-way of Ridge Road should be offered for dedication to the Township as an easement in accordance with Section 506.2.A of the Land Development Ordinance; and should be so noted on the plan. **Will comply.**
13. Plan should clarify if the proposed concrete walk across the rear of the building is to be flush with parking area paving or raised. **Will comply.**
14. An alternate deer resistant shrub selection should be proposed in place of arborvitae. **Will comply.**
15. Development/Financial Security Agreements should be executed between the Township and the applicant in a manner satisfactory to the Township Solicitor to guarantee completion of improvements. An Opinion of Costs for requirement improvements including but not limited to stormwater management, landscaping, erosion control, and regulatory signage, should be prepared by the design engineer. (SLDO Section 22-606) **Will comply.**
16. Additional engineering detail review comments may be generated upon resolution of the above comments and submission of revised plans, particularly related to waiver requests and stormwater management. **Comment noted.**

It was noted that staff increases would be a zoning violation; there was no objection from the adjacent property owner for the existing driveway incursion that is located on their property; and a 10 feet (10') driveway was deemed adequate instead of the required twelve feet (12') due to the driveway exit being one-way.

The recorded plan will have a notation that should it ever be determined that a sidewalk will be necessary, the installation will be at the property owner's expense.

On motion by Mr. Chellew, seconded by Mr. Youngers, to recommend preliminary/final approval contingent on compliance with C. Robert Wynn Associates Inc. letter dated July 18, 2018 and recommendation for granting waiver requests. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Barnish, and seconded by Mr. Weikel, the meeting adjourned at 7:54pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager