

**East Rockhill Township**  
**Planning Commission Work Session Meeting**

February 7, 2019

MEETING MINUTES

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*PC Attendees:* Anne Fenley (chairperson), Nancy Booz, Dave Nyman (tardy), William Barnish, Joseph Chellew, Blaze Youngers, Marianne Morano (Township Manager)

*BCPC Staff:* Mike Roedig, Matt Walters, Luke Rosanova

*Public:* 4 members of the public, no public comment

No prior minutes to discuss

### **Minutes**

Introductions are made from the BCPC as Mr. Roedig explains that he replaced David Sebastian as the project manager.

Logistics are discussed, starting with the review of the work program. The PC is willing to have an undetermined meeting length in order to cover all the necessary material. The PC recently adopted policy which holds all public comment to the end of meetings.

A public comment is interjected, asking how many meetings are expected to take place prior to the end of the drafting process. Mr. Roedig estimates 4-5 meetings will occur during this time.

After suggestions from the BCPC staff, the PC decided to move away from a chapter based comp plan and requested examples of principles to include in a principle style comp plan. The PC would like the principle objectives and the table of contents to be modeled off the West Rockhill Township and Tinicum Township comprehensive plans.

Additionally, the PC would like to BCPC to produce a Fair Share Analysis. However, the PC will review the analysis prior to deciding if it has a place in the comp plan. Most discussion is held between Mr. Youngers, Mr. Barnish and Mr. Chellew.

Ms. Morano presents the BCPC with the returned resident surveys. It is decided that while the results will be tabulated immediately, a full analysis should not be expected until the April meeting.

The Regional Location and Township History chapter is reviewed. Minor grammatical changes are discussed and the discussion shifts to the Demographics chapter. Once again, only minor grammatical changes are made.

The Land Use chapter is discussed. Mr. Nyman brings up an issue with the definitions of agricultural and vacant land uses. He, and others of the PC, feels that the agricultural land definition should not be limited to 20 acres or more, as there are smaller farms and agricultural lots that exist in the township.

Furthermore, if the definitions are adjusted, the land use comparison chart should be removed, as it would be comparing two land uses with different definitions.

The PC advises the BCPC to not ignore the quarry and have it be shown as mining on the land use map. The land use map should separate manufacturing and mining and categorize the manufacturing parcels as industrial land use.

Mr. Nyman advises the PC to not accept the BCPC's recommendations that would amend the township's steep slope and riparian buffer zone requirements. The PC feels that the township should maintain a more stringent policy on what development can occur on steep slopes. A discussion took place on increasing the Zone 1 width of the riparian buffer zone to 50 feet and the Zone 2 width of the riparian buffer zone to 90 feet. Mr. Roedig recommended that the plan should recommend increasing both widths but not specify how much until the township had time to consider the proper amount when drafting a new ordinance.

The PC is interested in considering the BCPC's recommended changes on the Forestry land use regulations. The recommendation is to review the current regulations and provide more restrictive clear-cutting standards. Provided an example of the updated use regulations is provided, the PC will add the recommendation to the Natural Resources chapter.

The BCPC and the PC came to a consensus when discussing the township tree list, deciding to recommend to the township that the *Fraxinus* tree species be removed from the list of permitted trees in the township, as it harbors invasive species and is expensive to treat. Mr. Nyman recommended that the township engineer review the street tree recommendation.

The Housing chapter is discussed and it is advised that the term "large lots" is defined. The BCPC is informed that the township is reviewing a sketch plan for a 200 dwelling unit development and the housing projection numbers should include the units in the proposed development.

The meeting is called to a close at approximately 9:02pm.