

East Rockhill Township
Planning Commission Minutes

April 11, 2024

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on April 11, 2024 at the Municipal meeting room at 1622 N. Ridge Road, Perkasio, PA 18944.

Present: Joe Chellew, Planning Commission Chairperson
Anne Fenley, Planning Commission Vice-Chairperson
Aaron Teel, Planning Commission Member
Colin Monahan, Planning Commission Member
Steve Baluh P.E., Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00pm by Chairperson Mr. Chellew.

Approval of March 14, 2024 Minutes:

On motion by Mrs. Fenley, seconded by Mr. Monahan, to approve the meeting minutes from the March 14, 2024 Planning Commission regular meeting as presented. With no additional discussion, all present voted in favor.

Shane Dam, 400 Branch Road:

Applicant proposes to construct a 6,600 SF addition to the existing 9,263 SF mixed-use building at the intersection of Branch Road and Callowhill Road. The expanded building will be renovated for use as an Indoor Athletic Club (Use F- 15). The existing Outdoor Storage area is proposed to be removed. It is noted that there is a small tract of land located at the intersection, which is owned by Sellers, who also owns property on the opposite side of Branch Road. The site is 3.7 acres (net) in area and located within the Commercial – Office (C-O) Zoning District. Property is currently served by onsite sewage disposal system and Perkasio Regional Authority (PRA) public water.

Mr. Larry Byrne, P.E. and Mr. Shane Dam were present.

It was reaffirmed outside storage will be removed and the stone converted to grass after current tenants have vacated. Applicant recognized the I-2 outside storage non-conforming use would therefore be abandoned. There is to be seven feet (7') canopy on the building adjacent to Callowhill Road and a retaining wall to minimize wetland disturbance.

1. Zoning Hearing Board (ZHB) has granted variances for development of the site including reduction in required parking to 77 spaces (based on building capacity) and to permit an additional seven feet encroachment into front yard setback for entrance canopy. Additionally, ZHB decision requires that the applicant install railing or similar feature to direct patrons exiting the building, install exterior lighting directed downward and shielded, and compliance with testimony and exhibits presented to ZHB. Complete information is contained in ZHB Decision dated June 12, 2023, and has been noted on the record plan. **Comment noted.**
2. Pursuant to discussions at the time of sketch plan submission, applicant indicated that a specific loading door/dock will not be incorporated into the building renovation. The plan identifies a loading area for deliveries opposite the handicapped accessible parking spaces. The plan also includes truck turning movement diagram to verify access through the site. (ZO Section 27-1714 & 1715; SLDO Section 22-523) **Comment noted.**

3. Wetland Delineation Report, dated March 3, 2023, prepared by Schetter Environmental was submitted with the plan. Wetlands have been identified on the site. A small area of wetlands will be disturbed by construction of the access drive on the northern side on the building addition. Extent of disturbance should be clarified in the Natural Resource Site Capacity Calculations included on plan sheet 2. Section 27- 1900.h(3) of the Zoning Ordinance permits minor disturbance to wetland areas less than one acre where appropriate approvals are received from PADEP/USACOE. Verification of permit approval should be submitted by the applicant for proposed wetland disturbance. **Applicant is in the process of obtaining permit.**
4. Request for waivers of Land Development ordinance requirements are included in correspondence dated February 8, 2024, prepared by the design engineer (refer enclosed copy). Requested waivers include installation of street frontage improvements (cartway widening, curb, and sidewalk) pursuant to Sections 22- 506, 512, and 513 of the Land Development ordinance. Applicant is also requesting waiver of dedication of recreation land (SLDO Section 22-525.1.C(2)). Finally, a waiver of Stormwater Management ordinance is requested related to treatment of existing impervious surface (SWM Section 320.1.C). Consideration of a fee in-lieu-of waived improvements should be considered in accordance with Township policy. Additional discussion of waiver-related improvements is included in the following comments. **Waiver request dated April 11, 2024 have been received.**
5. A Traffic Impact Assessment (TIA), dated March 20, 2023, prepared by Horner & Canter Associates was received. Access to the site will be provided by a reconfigured entrance along Callowhill Road and a new entrance along Branch Road. TIA concludes that the proposed entrances will provide adequate vehicle access and no additional improvements are warranted at the intersection of Callowhill Road and Branch Road. A review of the TIA and traffic related issues was completed by the Township Traffic Engineer, TPD. Plans should be revised to address comments from TPD contained in their review correspondence dated March 28, 2023. (SLDO Section 22-406) **Will comply. Will comply with PennDOT requirements on Callowhill Road.**
6. Access and utility improvements/modifications proposed along Callowhill Road require issuance of a Highway Occupancy Permit from PennDOT. Highway Occupancy Permit plan submission(s) should be copied to the Township to verify coordination with Land Development Ordinance requirements. (SLDO Section 22-505.2) **Will comply.**
7. Buffer yard identified along the northern property boundary, adjacent to a single-family dwelling, should be identified as a Class C, 40 feet wide buffer. It appears that there is existing vegetation in this area which will remain. Subject to final design, if any existing vegetation in the buffer yard is proposed to be removed, replacement buffer plantings will be required to be installed. (ZO Section 27-1905) **Will comply.**
8. Landscape plantings are included on plan sheet 9. Parking area shading calculations indicate that the proposed plantings will provide 41.5% shading (minimum 50% shading is required). Design engineer should estimate the number of additional trees required to meet the shading requirement for consideration of installing elsewhere on site or calculation of a fee in-lieu-of

installation. Waiver request correspondence should be revised if necessary related to parking area plantings. (SLDO Section 22-515) **Will comply with Bucks County tree recommendations with Township approval. A waiver has been submitted.**

9. Post Construction Stormwater Management Report, dated February 2, 2024, prepared by the design engineer was received. Proposed improvements/modifications to existing features reduces the total post development impervious surface compared to existing conditions (25,632 SF reduction). The applicant has requested a waiver of Stormwater Management Ordinance requirement to calculate existing condition of all sites as meadow. Grant of waiver will eliminate the need to install stormwater management rate control improvements. Based on the substantial reduction in impervious surface area, this office recommends approval of waiver request, conditional upon the applicant meeting all NPDES stormwater design requirements, and payment of fee to stormwater capital management fund per Township fee schedule. Additionally, stormwater comments contained within the attached engineering/detail review memorandum should be addressed on the plan. (SWM 26-305.1.E) **Applicant will obtain an NPDES Permit.**
10. Plan proposes use of HDPE storm sewer with a minimum diameter of 15". Section 22-516.1.B(2) of the Land Development Ordinance requires use of minimum 18" diameter RCP pipe material. A waiver may be considered for on site (private) storm sewer, if requested in writing by the applicant. **Waiver has been submitted.**
11. Building is currently connected to the PRA water system along Callowhill Road. Applicant should document the anticipated water usage of the proposed facility. Verification of available capacity for domestic and fire service supply, and approval of service connection design (if required to be modified), should be obtained by the applicant from PRA. (SLDO Section 22-519) **Will comply.**
12. Notwithstanding that the site is located within the Township sanitary sewer service area, proposed sewage connection to PRA facilities within Callowhill Road is indicated on the plan. Due to topography and proximity of the existing PRA sanitary sewer main in Callowhill Road, connection to PRA facilities is more feasible than extending to Township facilities. Connection should be made in accordance with current cooperative conveyance agreement between PRA and the Township. The applicant must purchase EDU(s) from the Township and will be a Township sewer customer. As discussed above, estimated sewage flows should be submitted by the applicant to determine number of EDU(s) required to be purchased. Sewage Facilities Planning Module approval, or waiver thereof, must be received from the Township, servicing authority, and PADEP. (SLDO Section 407 & 520) **Will comply. Applicant is agreeable to executing an Agreement to submit future water usage records in order to determine if sewer capacity is adequate. Applicant noted they could not locate the existing septic system but would be removed when it was located.**
13. Proposed site lighting is identified on plan sheet 10. Parking area lighting is proposed to be installed on 25 feet high poles. Although the plan was submitted prior to the recent adoption of Zoning Ordinance amendment #303 applicant should consider utilizing maximum 20 feet high poles pursuant to the amended lighting regulations. Notwithstanding pole height, a note should

be included on the plan to indicate that shields will be installed on any light which results in glare on surrounding properties. Finally, proposed fixtures should be verified to be full cutoff luminaries. (Z.O. Section 27-1805, SLDO Section 22-526) **Applicant has the right to use 25 feet high light poles but will determine if 20 feet high light poles as cited in the recently adopted zoning update can be used with the current design.**

14. Plans have been forwarded to the Perkasie Fire Company for Comment related to access and circulation for emergency services. (SLDO Section 22-519.2) **Perkasie Fire Company has no issues with the plan.**
15. Verification of Erosion/Sedimentation Control Plan approval and NPDES permit issuance for stormwater discharge during construction should be received in writing from Bucks County Conservation District/PADEP. (SLDO Section 22-518) **Will comply.**
16. Area within the ultimate rights-of-way of Callowhill Road and Branch Road are offered for dedication by note on the plan. Rights-of-way should be accepted for dedication by the Township as easements. Legal descriptions, signed and sealed by the responsible surveyor should be submitted for review and easement document preparation. (SLDO Section 22-506) **Will comply.**
17. Right-of-way monumentation should be identified on the record plan and be installed and certified in writing by the responsible surveyor. (SLDO Section 22-522) **Will comply.**
18. Development/Financial Security Agreement should be required to be executed between applicant and Township to guarantee installation of “public” improvements including, but not limited to, stormwater management, sanitary sewer, erosion control, landscaping, regulatory signage and street improvements. An Opinion of Cost, prepared by design engineer, should be submitted for review and use in agreement preparation. (SLDO Section 22-606) **Will comply.**
19. Engineering/drafting detail comments contained in the attached memorandum, dated April 8, 2024, should be addressed on the plan to the satisfaction of the Township. **Will comply.**
20. Additional comments may be generated pursuant to resolution of the above comments. **Comment noted.**

Waiver Requests:

1. SALDO Section 22-506 Street Classification and Design Standards - To not require widening of Branch Road and Callowhill Road along the property frontage. **There is to be a swale added on Callowhill Road and an entrance delineated by curbing which is not currently there. Stone shoulder on Branch Road entrance with grass is recommended.**
2. SALDO Section 22-512 Curbs - To not require Curbs along the Branch Road and Callowhill Road property frontage. **Curbing would require stormwater in the street and adjacent business would be impacted.**

3. SALDO Section 22-513 Sidewalks - To not require Sidewalks along the Branch Road and Callowhill Road property frontage.
4. SALDO Section 22-525.C2 - Recreation facilities and Land. To not be required to provide recreational facilities or land. A fee in lieu of will be provided if determined to be applicable by the township. **The facility is for recreation.**
5. SALDO Section 22-515.2 - Landscaping of Parking Areas. To not be required to provide shading of 50% of the parking areas. Currently providing 41.5% shading. **Current plan has 12 street trees, 26 parking shading trees and 104 shrubs around parking lot.**
6. SALDO Section 22-516.1.C(2)c&d- Storm collection system standards. To permit the use of High-density polyethylene pipe (HDPE) instead of reinforced concrete pipe (RCP) and to permit the use of 15 inch minimum pipe size instead of 18" minimum pipe size.
7. SWO Section 320.1.C - Calculation Methodology - To not be required to consider the Curve Number (CN) for the existing impervious area on the site as meadow ground cover conditions. The stormwater management shall be provided in accordance with the National Pollution Discharge Elimination System (NPDES) and other applicable East Rock Hill Township SWO requirements.

Public Comment:

- Brian Turner, 116 Bramble Lane, stated he is Walkers Acres HOA President and stated concerns for potential of a large dumbbell sign; outside activities; lighting and traffic.
- Agnes Fechter, 112 Bramble Lane, stated speeding concerns on Callowhill Road; lighting and hours of operation. Hours are anticipated to be Monday-Friday 5am-9pm and Saturday and Sundays 6am-6pm and limited membership having 24 hour access.

On motion by Mr. Teel, seconded by Mr. Monahan, to recommend waiver from SALDO Section 22-506 Street Classification and Design Standards to not require widening of Branch Road and Callowhill Road along the property frontage contingent on a stone shoulder as determined by the Township Engineer. With no additional discussion, all present voted in favor.

On motion by Mr. Monahan, seconded by Mr. Teel to recommend waiver from SALDO Section 22-512 Curbs to not require curbs along the Branch Road and Callowhill Road property frontage. With no additional discussion, all present voted in favor.

On motion by Mr. Teel, seconded by Mrs. Fenley, to recommend waiver from SALDO Section 22-513 Sidewalks to not require sidewalks along the Branch Road and Callowhill Road property frontage contingent on a crosswalk be investigated by Applicant if permissible under PennDOT regulations without applicant having ownership of the intersection road frontage. With no additional discussion, all present voted in favor.

On motion by Mr. Teel, seconded by Mrs. Fenley to recommend waiver from SALDO Section 22-525.C2 - Recreation facilities and Land to not be required to provide recreational facilities or land contingent on a fee in lieu of. With no additional discussion, all present voted in favor.

On motion by Mr. Monahan, seconded by Mr. Chellew, to recommend a calculation be provided by Applicant to the Township Engineer for tree substitution in response to waiver request SALDO Section 22-515.2 - Landscaping of Parking Areas to not be required to provide shading of 50% of the parking areas. With no additional discussion, all present voted in favor.

On motion by Mr. Teel, seconded by Mr. Monahan, to recommend waiver from SALDO Section 22-516.1.C(2)c&d- Storm collection system standards. To permit the use of High-density polyethylene pipe (HDPE) instead of reinforced concrete pipe (RCP) and to permit the use of 15 inch minimum pipe size instead of 18" minimum pipe size. With no additional discussion, all present voted in favor.

On motion by Mr. Chellew, seconded by Mr. Teel, to recommend waiver from SWO Section 320.1.C - Calculation Methodology to not be required to consider the Curve Number (CN) for the existing impervious area on the site as meadow ground cover conditions. The stormwater management shall be provided in accordance with the National Pollution Discharge Elimination System (NPDES) and other applicable East Rock Hill Township SWO requirements. With no additional discussion, all present voted in favor.

On motion by Mr. Monahan, seconded by Mrs. Fenley, to recommend preliminary plan approval contingent on compliance with Wynn Associates April 8, 2024 correspondence and Traffic Planning Design March 28, 2024 correspondence. With no additional discussion, all present voted in favor.

Public Comment:

There was none.

Adjournment: **On motion** by Mr. Teel, seconded by Mrs. Fenley, the meeting adjourned at 8:27pm.

Respectfully Submitted,

Marianne Hart Morano
Township Manager