

East Rockhill Township
PLANNING COMMISSION MINUTES

March 10, 2016

The Regular Meeting of the East Rockhill Township Planning Commission was held following a 6:30 Work Session starting at 7:00pm on March 10, 2016 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
Brenda Sears, Member
Charles Turley, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:00 pm by temporary Chairperson Anne Fenley. Mrs. Morano asked for a nomination for the 2016 Chairperson.

Re-Organization: On motion by Mrs. Booz to appoint Anne Fenley as Chairperson, Mr. Turley seconded the motion, all present voted in favor. Mrs. Fenley assumed the Chair.

On motion by Mr. Nyman to appoint Nancy Booz as Vice-Chairperson, Mr. Turley seconded the motion, all present voted in favor.

On motion by Mrs. Fenley to appoint David Nyman as Secretary, Mrs. Booz seconded the motion, all present voted in favor.

Approval of August 6, 2015 Minutes: On motion by Mr. Nyman, seconded by Mr. Barnish, to approve the meeting minutes from the August 6, 2015 Planning Commission meeting. With no additional discussion, all present voted in favor.

Correspondence: Correspondence listed on the agenda was noted as received. No action was taken.

New Business:

Mehmanus Holdings. A formal sketch plan was presented for TMP 12-009-202 also known as 1419 Ridge Road on a total of 2.11 acres in the RR – Rural Residential Zoning District. The property is served by an onsite well and sewage disposal system. Property owners, Dr. Heller and Dr. Mehaffey, as well as their Engineer, Mr. Todd Myers, P.E. from Cowan Associates were present. Mr. Myers noted the addition would be two-stories behind the existing 2,000 square feet building. The distance to the neighboring house is approximately 225 feet.

DISCUSSION:

1. Proposed impervious surface is identified on the plan as 25.19% which is in excess of maximum permitted impervious surface of 20% within the Rural Residential Zoning District. It is our understanding that the applicant intends to apply to the Zoning Hearing Board for a variance to permit the additional impervious surface coverage. (Z.O. Section 27-602.b).
2. A 40 feet wide Class C buffer yard is required between a veterinary office use and adjoining residential property (TMP #12-9-203). Proposed parking areas encroach within the required buffer yard in noncompliance with Section 1905.B(4) of the Zoning Ordinance. Proposed parking should be modified accordingly. Additionally, landscape plantings are required in the buffer yard as well as screening of parking areas within 50 feet of residential properties pursuant to veterinary office use regulations. It appears that the existing woods within this area are intended to remain. Existing vegetation, and/or supplemental plantings in conjunction with existing vegetation, may be used to meet Zoning Ordinance requirements, at the discretion of the Township. **The applicant intends to seek a variance for two parking spaces and will buffer as necessary along abutting property with an existing house. May seek relief to buffer against Ridge Road.**
3. Preliminary land development plan must include natural resource mapping and protection calculations to verify compliance with Section 1900 of the Zoning Ordinance. **Will comply. Applicant is gathering information for a new septic system.**
4. Existing driveway to the rear parking area is shown to encroach on the adjoining School District property, and is not adequate in width (13 feet wide) for two-way traffic. Applicant should clarify intended use of the parking area (e.g. employees, customers). (SLDO Section 22-523.6). **Options will be explored with perhaps the handicap parking spot moved to the back parking area. Correspondence will be sent to Pennridge School District seeking to allow the 2 feet 11 inch encroachment to continue.**
5. Street improvements including cartway widening, curb, sidewalk, and drainage improvements are required along the property frontage unless a waiver is requested in writing and approved by the Township. Any improvements/modifications proposed along Ridge Road require issuance of a Highway Occupancy Permit from PennDOT. (SALDO Sections 522-506, 512 & 513). **Will seek waiver.**
6. Landscaping of parking area must be proposed on the preliminary plan. (SLDO Section 22-515). **Will comply when parking area has been configured.**
7. Stormwater management facilities must be proposed on the preliminary plan. In 2014, a stormwater management exemption was granted for construction of the front parking area. Pursuant to Section 26-305 of the Township Stormwater Management Ordinance, impervious surface constructed on a parent tract since the adoption of the Ordinance

shall be considered cumulative. Accordingly, it does not appear the current project will qualify under the stormwater exemption requirements. **Will comply.**

8. Applicant should clarify if the proposed expansion will increase water usage of the facility. Applicant should document the adequacy of the existing well for any increase. Township Building Code Official should verify whether the proposed building addition is required to be sprinklered. (SLDO Section 22-519). **Water usage is being evaluated. To date there have been no problems with the existing well which is primarily used for laundry and lavatory facilities.**
9. Proposed rear parking area appears to conflict with the existing onsite sewage disposal system. Plan must identify existing proposed sewage disposal facilities, and address any increase in proposed sewage flows based on the proposed expansion. Modifications to the onsite sewage disposal system require approval by Bucks County Department of Health and may require submission of Sewage Facilities Planning Modules. (SLDO Section 22-407 & 520). **Will investigate.**
10. Site lighting must be addressed on the preliminary plan in accordance with Section 22-526 of the Subdivision Ordinance. All existing and proposed lighting should be verified to not result in glare on adjoining properties or vehicles traveling Ridge Road. In general, zero cutoff type fixtures should be utilized. (Z.O. Section 27-1805). **Will comply with Township requirements.**
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 Resolution 2015-20. **Will comply.**
12. At the time of preliminary plan application, applicant must provide proof of notice to adjoining property owners of the plan application in accordance with Section 22-403.13 of the Subdivision Ordinance. **Will comply.**
13. Any request for waiver of Land Development Ordinance requirements must be received in writing and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request; at the time of preliminary plan submission. (SLDO Section 27-308). **Will comply.**

It was noted there is no boarding of animals. Hours of operation are Monday through Thursday 8am to 8pm and Friday and Saturday 8am to 5pm. At most there would be three doctors, nine staff and eight customers on site at any given time. Applicant will re-submit to the Planning Commission after Zoning Hearing Board approval.

Public Comment:

- Jim Nietupski stated that the success of the Clinic is admirable. He expressed concern regarding existing lighting on the site and suggested efforts to continue being a good neighbor.
- Mrs. Brenda Sears, whose term expires on December 31, 2016, advised the Commission that she will not be seeking to renew her term. Mrs. Sears was commended for her thirty plus years of service.

Adjournment: On motion by Mrs. Sears, and seconded by Mrs. Booz, the meeting adjourned at 7:32pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

Marianne Morano
Township Manager