

East Rockhill Township  
PLANNING COMMISSION MINUTES

July 14, 2016

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on July 14, 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  
Tom Aristide, Member  
Charles Turley, Member  
Steve Baluh, Township Engineer  
Marianne Morano, Township Manager

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

**Approval of June 9, 2016 Minutes:** On motion by Mr. Barnish, seconded by Mr. Turley, to approve the meeting minutes from the June 9, 2016 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:**

**Foreman Farms Sketch Plan.** Applicant proposes to construct an approximate 8,100 sf horse stable and 18,000 sf indoor arena building with associated outdoor facilities, and a residential dwelling on a 29.96 acres tract located within the Agricultural Preservation Zoning District at the intersection of Butler Lane and Ridge Road. Property contains an existing dwelling, which is served by onsite well and sewage disposal system. Proposed development is within generally open fields on the property. A drainage swale traverses the center of the site and the northern portion is primarily wooded.

Mr. Scott McMackin, Cowan Associates was present to represent the property owners who are presently residing in California. Mr. McMackin advised the Commission there would be 20 stables housing 10 of the owner's horses and 10 border horses. The existing house did not meet the homeowner's needs so a caretaker is proposed in the existing house and a new dwelling would be built in the vicinity of the horse stable.

**DISCUSSION:**

1. Riding academy (Use A5) is a permitted use within the Agricultural Preservation Zoning District. Additionally, dwelling units meeting the requirements of Use A8, farm unit, are

permitted as accessory to a riding academy. The following comments are made with respect to Zoning Ordinance requirements for riding academy (Section 27-304.A5):

- A. 100 feet setback from street line (ultimate right-of-way line) is required for any building or structure used for keeping or raising of horses. The proposed horse arena is setback 69.28 feet from Butler Lane right-of-way. However, the stables are setback 146 feet from Butler Lane. Proposed building location appears satisfactory. **Ordinance requirements have been met.**
- B. Maximum impervious surface permitted is 3%. Proposed impervious surface is 6.77%. Zoning variance approval is required to permit the excess impervious surface. **Will make application to Zoning Hearing Board.**
- C. Dwelling/farm units are permitted as an accessory use to riding academy. Farm units are identified in the Zoning Ordinance as detached dwelling units for the sole use of property owners, immediate family members of the property owner and persons engaged in employment on the property. Two dwelling units are indicated on the property (one existing and one proposed). Applicant should clarify the intended occupants of the dwellings to verify compliance with the above requirement. **Existing house will be occupied by a family member or caretaker and second home will be built for property owner ADA compliant.**
- D. A maximum of 0.033 dwelling units per acre are permitted (incorrectly indicated as 0.33 on the plan). Two dwelling units on 29 acres results in a density of 0.06. Proposed increase in maximum density requires zoning variance approval. **Will make application to Zoning Hearing Board.**
- E. Buffer yards are required consistent with Section 27-1905 of the Zoning Ordinance. Riding academies require a Class A buffer yard along adjoining residential properties, but not along adjoining streets. Therefore, buffer yard has been delineated on the plan along the side and rear property boundaries. Buffer plantings must be installed pursuant to the Zoning Ordinance, unless existing vegetation is deemed satisfactory by the Township. Class A buffer yard includes a planting requirement of one medium to large deciduous tree per 40 lineal feet of buffer. **Buffer yards will be addressed with land development application.**
- F. Off-street parking totaling one space for every three persons present at the facilities when they are filled to capacity plus one additional parking space for each full time employee is required. 31 parking spaces are proposed in a lot adjacent to the indoor arena. Applicant should provide additional information regarding capacity of the riding academy facilities to determine if proposed parking is adequate. Additionally, applicant should clarify if parking for horse trailers is proposed. **Applicant requested 6-8 parking spaces, due to the primary use is for homeowner's use. Planning Commission was agreeable conditioned on an agreement being in place for possible changes in the future so the Board could revisit the parking and/or additional commercial use.**

2. Proposed outdoor fenced horse arena is located over the existing Texas Eastern gas line pipe easement. Applicant must obtain written approval from the facility owner for proposed improvements within the easement. **Will comply.**
3. Natural resource mapping and calculations are included on the plan based on sketch plan and appear in compliance with Section 1900 of the Zoning Ordinance. Mapping and calculations must be revised as necessary pursuant to detailed design and be included on preliminary plan submission including submission of supporting documentation. **Will comply.**
4. Street improvements, including cartway widening, curb, sidewalk, and drainage improvements are required along the property frontage of Ridge Road and Butler Lane unless waivers are requested in writing by the applicant and approved by the Township. Any improvements proposed along Ridge Road require issuance of a Highway Occupancy Permit from PennDOT. (SLDO Sections 522-506, 512, 513) **The improvements are not in the nature of surrounding area; stabilization of shoulder on Butler Lane was discussed with a possible reduction in the fee-in-lieu of.**
5. Landscape planting design and calculations must be included on the preliminary plan including street trees, parking area plantings, stormwater management facility, and buffer plantings. (SLDO Section 22-515) **Will comply.**
6. A proposed infiltration basin is depicted on the plan downslope of the proposed riding academy and proposed dwelling. Complete stormwater management design information in accordance with Township Stormwater Management Ordinance No. 273, as amended, must be included on the preliminary plan. Stormwater Management Report must include feasibility study supported by site testing to confirm site suitability for infiltration type stormwater BMPs. **Will comply.**
7. Applicant should submit information regarding any proposed potable water and/or sewage disposal needs of the riding academy facility. If water and sewer facilities are proposed, appropriate water supply and onsite sewage disposal must be developed. Depending on extent of sewage facilities required, Sewage Facilities Planning Modules may be required to be completed and approved by Bucks County Department of Health, East Rockhill Township, and PADEP. (SLDO Section 519 and 520) **Applicant will clarify the facilities in the stables with land development submission.**
8. Preliminary plan must identify all proposed site lighting, including parking areas, building, and security lighting. All lighting must be in accordance with Section 22-626 of the Subdivision Ordinance including use of full cutoff type fixtures. (Z.O. Section 1805) **Will comply.**
9. Recreation land in the amount of 1,500 SF per 4,000 SF of new building area is required in accordance with Section 22-522.C(2) of the Land Development Ordinance. In the alternate, Township may accept a contribution in-lieu-of land dedication in accordance

with current Township fee schedule. **Mr. McMackin will look at the current fee schedule online.**

10. 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. Applicant will show the house location on the adjacent parcel on Ridge Road closest to the proposed arena.**
11. Any requests for waiver of Land Development Ordinance requirements must be received in writing at the time of preliminary plan submission and include the Ordinance section(s) involved, minimum modification necessary, and basis for the request. (SLDO Section 27-308) **Will comply with wavier requests.**

Consensus of the Planning Commission was they were generally agreeable to the concept.

**Public Comment:**

There was none.

**Old Business:**

There was none.

**Adjournment:** On motion by Mr. Nyman, and seconded by Mrs. Booz the meeting adjourned at 7:42pm.

Respectfully Submitted,

David R. Nyman  
Planning Commission Secretary

Recorded:

Marianne Morano  
Township Manager