

East Rockhill Township
PLANNING COMMISSION MINUTES

December 8, 2016

The Regular Meeting of the East Rockhill Township Planning Commission was held at 7:00pm on December 8, 2016 following a work session held at 6:30pm 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
Brenda Sears, Member
Charles Turley, Member
Steve Baluh, Township Engineer
Marianne Morano, Township Manager

The meeting was called to order at 7:02pm by Chairperson Anne Fenley.

Approval of October 13, 2016 Minutes: On motion by Mrs. Booz, seconded by Mr. Turley, to approve the meeting minutes from the October 13, 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:

Penridge Airport Corporate Jet Hangars. Penridge Development Enterprises proposes to construct two hanger buildings in the northeast portion of the property adjacent to existing hangars with access to Schoolhouse Road. A 36,000 SF building with five units is proposed to be constructed in the area of existing airplane tie-down lot which will be removed. A second 28,800 SF building containing four units is proposed to be constructed to the rear (north) of the existing T hanger building. New hangars will utilize existing parking/access along Schoolhouse Road. Property is proposed within the Industrial 1 (I1) Zoning District.

Additionally, applicant proposes to consolidate tax map parcels #12-9-149 and #12-9-132-1 within East Rockhill Township and tax map parcels #33-7-4, #33-7-4-1, and #33-7-5 within Perkasie Borough into a single contiguous "Lot 1." These parcels are generally located east of the Branch Valley Fish & Game property and contain all existing hangars and offices of the airport.

Mr. Greg Elko, Langen Engineering was present to review the plan. He noted parcels were being merged to a total of 68 acres, parking and access will be unchanged, impervious surface calculation was five percent (5%).

1. Separate record plans were prepared for the proposed lot consolidation (sheet 4 of 20), and hanger building land development plan (sheet 5 of 20). The consolidation record plan (lot line adjustment subdivision) should include all pertinent property boundary information and requirements of Section 22-402 of the Subdivision Ordinance. As a portion of the property included in the consolidation is located within Perkasie Borough, Perkasie Borough approval

should be obtained, and appropriate signature blocks should be included on the record plan. With respect to the consolidation, applicant should clarify the impact to the existing T-hangar and existing clear span hangar buildings which were established as condominiums and includes an apparent 2.67 acres common area around the buildings identified by Bucks County as TMP #12-9-149-2. Applicant **aware of and will address from legal standpoint. The overlapping Township and Borough parcels for taxing purposes, legal is looking into.**

2. Airport (Use G4) is a Conditional Use within the I1 Zoning District. In 2004, Conditional Use approval was granted by East Rockhill Township for development of hangars and a tie down lot within this general area. All the proposed improvements included on the exhibits referenced in the Conditional Use Approval Adjudication have subsequently been constructed. As the currently proposed hangars are in addition to the previously approved improvements, a Conditional Use application must be submitted for review and approval by East Rockhill Township for the current project. Application submission and review should be in accordance with Sections 27-2207, 2208 and 2209 of the Zoning Ordinance. Applicant **acknowledges the previous Conditional Use and will go through the process. Will comply.**
3. A Class C 40 feet wide buffer yard is required along property outboundary where the airport use is adjacent to residential property. Plan incorrectly identifies a 35 feet wide Class B buffer yard along the perimeter. Plan must be revised accordingly. Plantings must be installed within buffer yards except in areas where the Township determines that the existing vegetation is adequate in-lieu-of additional buffer plantings. Area along residential property adjacent to the proposed project area is generally wooded. However, in conjunction with prior hangar land development projects, a staggered row of evergreen trees (six feet in height) was required to be planted to the rear (north) of the existing hangar buildings to compensate for the removal of vegetation for their construction. Consideration should be given to requiring similar plantings to be extended to the rear of the proposed four unit hangar building. (Z.O. Section 27-1905) **Will comply with 40 feet requirement. Believe buffer is adequate, willing to add in areas where needed. It was noted wetlands are along Schoolhouse Road.**
4. Plan should be revised to include natural resource mapping and protection calculations to verify compliance with Section 1900 of the Zoning Ordinance. **Will comply.**
5. Use G4 regulations specify that off street parking spaces for airport facilities shall be as the Township Board of Supervisors determines adequate to serve the facilities on the premises. No new parking areas are proposed for the hangar buildings. Hangar buildings will utilize the existing 40 space parking lot previously constructed off Schoolhouse Road. Township should determine if existing parking is adequate to serve the additional buildings. (Z.O. Section 27-304.G4.i) **Will provide parking analysis. It was noted tenants typically park in the garage when planes are in use.**
6. Plan submission included correspondences dated May 3, 2016 and June 11, 2016 from NOVA Consultants, Ltd, regarding wetland delineation within certain portions of the airport holdings. Although the specific areas investigated are unclear, the reports appear to

indicate that previously identified wetland areas were found to not contain regulated wetlands at the time of this report. Prior wetland study dated September 2003, prepared by McFarland Johnson, Inc., and submitted with prior land development plans identified wetland areas along Schoolhouse Road and in the vicinity of the railroad tunnel. Neither of these areas are impacted by the proposed development. However, this office recommends that if the applicant desires to establish the current NOVA Consultants, Ltd report to supersede the 2003 delineation, application should be made to the US Army Corp of Engineers for a Jurisdictional Determination. (ZO Section 27-1900.h) **Wetlands are not impacted by this submission. A Jurisdictional Determination will be provided at a future date if any wetlands are impacted.**

7. Stormwater management for proposed improvements is proposed to be accommodated within existing stormwater management basin constructed for prior hangar development. An extension of the stormwater collection system is proposed to convey stormwater runoff from the proposed development area to the basin. Post-construction Stormwater Management Plan Narrative, dated November 21, 2016, prepared by Langen Engineering was included with the plan submission. A report indicates that existing stormwater management basin is adequate to accommodate additional stormwater runoff from the proposed development. Additionally, basin is proposed to be converted to infiltration type facility. However, infiltration testing information/feasibility study was not included within the report to verify that the facility is suitable for use of infiltration type BMPs. In order to resolve questions regarding stormwater design methodology, drainage areas, infiltration feasibility, and other issues related to requirements of Township Stormwater Management Ordinance 273, as amended by Ordinance 276, this office recommends that a meeting be scheduled by the design engineer with this office to resolve stormwater management design issues. **Will comply.**
8. Property is located within Perkasio Regional Authority water service area. Plan indicates that water service will be provided to each hangar unit. Review and approval of proposed water system design and available capacity must be received from Perkasio Regional Authority. Additionally, preliminary plan should be submitted to Perkasio Fire Company for review and comment. (SLDO Section 22-519) **Will comply.**
9. The development area is located within East Rockhill Township public sewer service area. Existing hangars are currently served by a private collection system and sewage pump station which connects to East Rockhill Township public sanitary sewer within Schoolhouse Road. Plans propose extension of the private collection system to direct sewage flows to the existing pump station. Proposed sewage capacity needs of the facility must be calculated and appropriate number of EDUs must be purchased/reserved for the development. Proposed collection system may require Sewage Facilities Planning Module preparation and approval from Bucks County Department of Health, East Rockhill Township, and PADEP. Additionally, collection system must be constructed in accordance with Standard Specification Requirements for Construction of Sanitary Sewers of East Rockhill Township dated 1992, as amended 1996. Appropriate construction details must be included on the plan. Additionally, documentation must be submitted to verify that the existing pump

station is adequate to accommodate the additional flow. Further, the existing sanitary sewer line extending to the airport office, was previously rerouted around the clear span hangar building and modifications should be reflected on the plan. This line may also require relocation around the proposed five unit hangar building which crosses the existing line. Collection system design approval must be received from East Rockhill Township. (SLDO Sections 22-407 & 520) **Will comply.**

10. Verification of approval must be received in writing from Bucks County Conservation District for proposed erosion/sedimentation control measures to be implemented during earthmoving activities. Additionally, an NPDES Permit must be obtained for erosion control/stormwater management as proposed earth disturbance exceeds one acre. (SLDO Section 22-518) **Will comply.**
11. Applicant should clarify if any site lighting is proposed for this project. If proposed, lighting must be identified on the preliminary plan and be designed in accordance with Section 22-526 of the Subdivision Ordinance. Any proposed site lighting should be designed to avoid glare on adjoining residential properties and in general be zero cutoff type fixtures. (Z.O. Section 27-1805; SLDO Section 22-526) **No new site lighting is proposed, exterior lighting will be shown on plans.**
12. 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 based on the current Township fee resolution. **Applicant will talk to the Township.**
13. Correspondence dated November 21, 2016, prepared by Langen Engineering, was submitted with the application and identifies request for waivers of Land Development Ordinance requirements, including identification of individual trees greater than six inches, landscape and lighting plan submission, traffic impact study submission, curb installation, sidewalk installation, and storm sewer pipe design (refer enclosed correspondence).
With respect to requested waivers, landscape and lighting plan should be submitted as discussed in prior comments. As indicated in the waiver request, traffic related to the proposed hangars will be minimal. Consideration may be given to deferring traffic impact study until traffic impact study is required to be prepared for the proposed Business Center development as discussed in the sketch plan review from this office dated December 6, 2016. Township should determine if remaining waiver requests are satisfactory. (SLDO Section 27-308)
 - (1) Section 22-403.4(l) Area of Vegetation: referenced section requires that the existing features plan show the location of all existing trees greater than six inches in caliper. Due to large area of woodlands on the site a representative sample of the existing woods to determine the average number of trees for the site. Same as before will submit plan with lighting
 - (2) Section 22-403.9 – Landscaping and Lighting Plan: referenced section requires that the preliminary plan include a landscaping and lighting plan. No additional parking area or modifications to pedestrian access are proposed and proposed improvements are located in close proximity to Airport runway.

- (3) Section 22-403.12(A) Traffic Impact Study: referenced section requires preliminary plan include a traffic impact study. Waiver is requested as proposed hangars will not generate sufficient traffic to justify a traffic impact study. Based on ITE calculations for the new airport hangars the increase in peak hour trips (7-9am and 4-6pm) will be negligible. A condensed study will be provided to support the waiver request.
- (4) Section 22-512.1 – Curbs: Referenced section requires curb to be installed on all parking area and streets in non-residential developments. Waiver requested to not provide curb along pavement areas adjacent to proposed hangars and other areas traversed by aircraft. Curbs are not allowed with planes.
- (5) Section 22-513.1 – Sidewalks: referenced section requires sidewalk to be installed along both sides of existing streets. Request waiver no sidewalks currently existing and there is minimal pedestrians walking down the street.
- (6) Section 26-319.K – varying pipe sizes: referenced section requires the crown of all drainage pipes to be at the same elevation when changing pipe sizes across an inlet or a manhole. Waiver is requested to permit the tops of drainage pipes to differ when changing pipe sizes. The orientation and grading requires the tops of drainage pipes to be at different elevations to provide cover over the pipes and to avoid utility and drainage pipe crossing conflicts. Will supply hydraulic calculations.

14. A detailed engineering drafting review has not been completed pending resolution of the above Zoning and Land Development Ordinance requirements, and meeting with the design engineer as requested above. Additional comments may be generated upon resolution of the above comments, and submission of revised plan. **Will comply.**

- Mr. Nyman, Commission member, asked how much the impervious surface would increase. The increase is three percent, 27% to 30%.
- Robert Foss, 1344 Meadow Lane, asked about impervious surface. Ordinance permits up to 55%, which applies to the site under discussion. Runway and existing buildings are included in the calculation.
- Bob Cormack, 328 Harriet Drive, questioned not needing additional parking spaces, if condominiums needed to meet Township requirements. The new hangars are not being presented as condominiums.
- Shawn Huey, 1107 Three Mile Run Road, asked where 40 feet buffer is taken from? Property line.
- Steve Picari, 935 Three Mile Run Road, asked if there would be any exits onto Three Mile Run Road? No.

Cleaned up plans will be submitted with the Conditional Use Application.

Penridge Airport Business Park. Penridge Development Enterprises proposes to develop a portion of the overall airport holdings, specifically that area south and west of the airport runway and associated facilities, parallel with North Ridge Road and Tunnel Road. A portion of this development area (along North Ridge Road) is located within Perkasio Borough.

The development area is divided into two sections. The section east of the Branch Valley Fish & Game property, generally near the main airport entrance, is proposed to contain a brew pub and hotel/conference center within Perkasio Borough and “future development” within East Rockhill

Township. Access is proposed via a new entrance in line with Blooming Glen Drive. The second development area is generally west of the Branch Valley Fish & Game property and extends to Tunnel Road. Two manufacturing buildings, totaling 200,000 SF, are proposed within Perkasio Borough; and four manufacturing buildings, varying in size from 100,000 SF to 150,000 SF, are proposed totaling 490,000 SF in East Rockhill Township. Access to the western area is proposed via a new entrance to Ridge Road approximately 600 feet east of the intersection with Tunnel Road. This access drive extends through the property and ends at a second entrance along Tunnel Road in line with Harriet Drive.

Mr. Robert Gundlach, Esq. was present to review the plan which is a very preliminary sketch as a possible layout. Applicant has been working with Perkasio Borough the last several months on a comprehensive rezoning, a new I-3 Zoning District with a mix of industrial and commercial. Applicant has filed preliminary land development plans in Perkasio Borough and once approved one of the manufacturing buildings will be built on spec, however future manufacturing buildings will be built once there is a tenant. The ultimate size of the building will be dependent on the tenants need. After Perkasio Borough's approval have been given application will be made to East Rockhill Township for possible parking and stormwater facility from the proposed brew pub and hotel.

1. Within East Rockhill Township, the project area is split between the Industrial 1 (I-1) and Industrial 2 (I-2) Zoning Districts. Dimensional requirements are similar within the I-1 and I-2 Zoning Districts; however, the list of permitted uses varies in part between the districts. Within the west section, all development is proposed as Manufacturing (Use H-1), which is permitted in both the I-1 and I-2 Zoning Districts. No specific uses are identified on the plan for the "future development" areas within the eastern section. Applicant should clarify if they expect all buildings to be developed with manufacturing use or whether alternate uses might be considered based on market conditions. It should be noted that any change in use should be consistent with permitted uses within the appropriate I-1 or I-2 Zoning District, and specific requirements for each use as contained within Section 27-304 of the Zoning Ordinance must be addressed. List of approved uses vary in each I-1 and I-2 districts. **Will comply.**
2. Parking is proposed surrounding each building, including standard vehicle parking, and truck loading bays. Manufacturing (Use H1) requires one parking space per employee plus one parking space per company vehicle stored onsite. Applicant must clarify how parking calculations are derived at time of preliminary plan submission. Also, as indicated above, any change in use of these structures may have alternate parking requirement (e.g. warehouse [Use H-3] requires one parking space per 500 SF of building area in addition to one parking space per employee and one parking space per company vehicle stored onsite). **Parking is anticipated to be tenant specific. Will comply.**
3. Buffer yards are delineated around the property outboundary. Buffer yard width varies from 25 feet to 40 feet subject to the adjoining land use in accordance with Section 27-1905 of the Zoning Ordinance. Buffer yard plantings must be installed within the buffer yard except in areas where Township determines that existing vegetation is adequate in-lieu-of additional buffer plantings. **Will use existing buffers and provide supplemental plants where needed.**

4. Preliminary land development plan submission must include natural resource mapping and protection calculations to verify compliance with Section 1900 of the Zoning Ordinance. **Will comply.**
5. The main access road through the western section crosses railroad (tunnel) property owned by Septa. Verification of approval/easements for this crossing must be provided by the applicant. **Working with SEPTA. Will comply.**
6. Although a second access point is desirable for a large industrial development, Township should determine if the proposed access along Tunnel Road, in line with Harriet Drive, is appropriate due to the adjoining residential development and potential for cut through traffic through the residential area. **A traffic study will be done and evaluated during the land development process.**
7. Eastern development area proposes a new access point in line with Blooming Glen Road which will continue through the development area to the existing airport facilities. It appears that the current airport access drive will be retained only for access to adjoining Hart Mechanical facility. A second access to North Ridge Road is also proposed west of the hotel/conference center. **Existing driveway will remain, as it is owned by Hart Mechanical.**
8. Traffic Impact Study should be prepared for the proposed development to address traffic flow and the access points discussed above. Study should be consistent with requirements of Section 22-406 of the Subdivision Ordinance and requirements of Perkasio Borough. In addition, the proposed traffic study should address existing intersection of Tunnel Road and North Ridge Road which has poor sight distance and irregularly skewed configuration. Additionally, report should address anticipated volume of traffic which would utilize Three Mile Run Road/Tunnel Road and Three Mile Run Road/Schoolhouse Road to access the proposed development. Notwithstanding Traffic Impact Study findings, Tunnel Road frontage within East Rockhill Township is required to be improved, including cartway widening, curb, sidewalk, and storm sewer in accordance with Sections 22-505, 506, 512, and 513 of the Subdivision Ordinance. Other street/access improvements may be required pursuant to findings of the Traffic Impact Study. **Will be prepared and made part of the study.**
9. Preliminary plan submission should clarify existing/proposed shared access easement between Pennridge Airport and Branch Valley Fish & Game along existing access drive to the Branch Valley Fish & Game facility. **Applicant is not proposing to use this shared access easement and will remain for Branch Valley Fish and Game use only.**
10. Landscaping of parking areas must be proposed on the preliminary plan in accordance with Section 22-515 of the Subdivision Ordinance. **Acknowledged.**
11. Stormwater management facilities for both the east and west section are located within East Rockhill Township and ultimately drain to Three Mile Run. Stormwater management facilities must be designed in accordance with Township Stormwater Management Ordinance 273, as amended by Ordinance 276 and include feasibility study for use of

infiltration type stormwater management BMPs. With respect to large stormwater management basin proposed at the north end of Tunnel Road, stormwater management design must clearly indicate how discharge from this facility will not adversely impact adjoining residential properties and that an adequate path for stormwater discharge exists to Three Mile Run. **Will comply.**

12. Property is located within the Perkasio Regional Authority water service area. Preliminary plan must include complete water system design and requires approval from Perkasio Regional Authority. Additionally, preliminary plan should be submitted to the Perkasio Fire Company for review and comment. (SLDO Section 22-519) **Acknowledged.**
 13. The east and west development areas within East Rockhill Township are located within the East Rockhill Township public sewer service area. Proposed sewage capacity needs of the facility must be calculated and appropriate number of EDUs must be purchased/reserved for the development. In addition to sewage collection system design approval from East Rockhill Township, proposed collection system may require Sewage Facilities Planning Module preparation and approval from Bucks County Department of Health, East Rockhill Township, and PADEP. (SLDO Sections 22-407 & 520) **Acknowledged.**
 14. Site lighting must be addressed on the preliminary plan in accordance with Section 22-526 of the Subdivision Ordinance. All proposed lighting should be designed to not result in glare on adjoining residential properties. In general, zero cutoff type fixtures should be utilized. (Z.O. Section 27-1805) **Will prepare and submit for review.**
 15. 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 dedication land based on the current Township fee resolution. **Acknowledged the comment.**
 16. At the time of preliminary plan application, applicant must provide written notice to adjoining property owners of the plan application in accordance with Section 22-403.13 of the Subdivision Ordinance. **Acknowledged.**
 17. Any requests 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) **Waivers unknown at this time they will be submitted with land development application.**
- Mr. Nyman, suggested the exit onto Tunnel Road be moved south to minimize the impact on residential homes.
 - Gary Volovnik, 1624 Three Mile Run Road, expressed concern with access on Tunnel Road and traffic cutting through Harriet Drive to Meadow Lane. He asked what is the economic benefit for East Rockhill and he wants to make sure it is done correctly. Mr. Gundlach noted Pennridge Airport will maintain ownership of the land and buildings, there will be fiscal/economic benefits to the Township and School District, minimal services are required and jobs will be created. The

Engineer will look into deterrents to traffic going onto Harriet Drive and Meadow Lane. Airport hangars are being purchased back from private owners.

- Tom Horan, 1498 Tunnel Road, asked how confident are you building a driveway over the railroad tunnel? There have been preliminary discussions with SEPTA and geotechnical and structural design work is underway. What is the first building to be built? One of the two front buildings on Ridge Road, however it is dependent on tenants. There have been informal discussions with Perkasio Borough regarding improving Tunnel Road and Ridge Road intersection.
- Terry Collins, 325 Harriet Drive, asked what is the emergency response for jet plane accidents? Ordinances require emergency services to review all plan submissions.
- Bob Cormack, 328 Harriet Drive and Bucks County Economic Development Director, the applicant is not addressing road situation with tractor trailers leaving site to Route 309 through choke point at Old Bethlehem Pike and SR563, he believes it will be a deterrent for clients looking at the site, no coordination of widening roads, two houses were built in Perkasio Borough without improvements, concerned about cutting through housing development and proposes Tunnel Road drive be blocked off except for emergency services. His concerns were acknowledged. It was noted Township Comprehensive plan proposes this location for Industrial use and the applicant is willing to work with all entities to improve the traffic. Traffic study will include the whole site and a preliminary traffic study is being submitted to Perkasio Borough.
- Steve Baluh, Township Engineer, asked if the building height is known? No, as it is dependent on tenants and their use.
- Steve Duna, 945 Three Mile Run Road, asked are there any perspective tenants available now? A listing contract with realtor Colliers International is proceeding.

The applicant will submit a preliminary land development plan for stormwater only as Phase I. When there is demand for the use of more manufacturing buildings, a Phase II plan will be submitted.

Old Business:

Mrs. Morano updated the Commission on the Foreman Farm application which received Zoning Hearing Board approval and house plans were submitted, but additional information is required.

Public Comment:

There was none.

Mr. Nyman acknowledged and thanked Brenda Sears for her 35 years of service on the Planning Commission and Charles Turley for his 5 years of service on the Planning Commission as they have decided to not renew their expiring term.

Adjournment: On motion by Mr. Turley, and seconded by Mrs. Sears, the meeting adjourned at 8:27pm.

Respectfully Submitted,

David R. Nyman
Planning Commission Secretary

Recorded:

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Marianne Morano
Township Manager