

**West Rockhill Township
Planning Commission Minutes
March 12, 2019**

Call to Order

The Planning Commission (PC) Meeting was held at the West Rockhill Township (WRT) building and called to order by Chair Chris Derstine at 7:02 p.m.

In Attendance

Chair Chris Derstine, Vice Chair Alex Ulmer, Andrew Yench, Tim Ruth, Secretary Judith Decker and Engineer Steve Baluh. Ben Botti was absent.

Visitors Registered

John & Patrice Sweriduk

Reorganization

Following discussion, **Mr. Ulmer made a motion seconded by Mr. Yench to continue with the current officers for 2019.** (Chris Derstine, Chair, Alex Ulmer, Vice Chair, Tim Ruth, Secretary)

Approval of Minutes

Mr. Yench made a motion seconded by Mr. Ruth and carried to approve the Minutes of December 11, 2018.

LD 612 Eastern Montgomery Properties – Sketch Plan

Daniel P. McKenna, P.E., Wilkinson & Associates, was present with owner Joe Fedele to discuss the proposal for a 9,000 SF contractor services building on two parcels to be merged totaling 1.97 acres on Old Mill Road. Mr. Fedele has a site construction company and the proposed building and storage area will be a repair shop with approximately 6 trucks onsite and no office space. Items of concern for the applicant from the Wynn review letter dated December 6, 2018, were discussed as follows: 2) fenced outdoor storage area – PC determined the area was within the limits of the Zoning Ordinance; Mr. Baluh will discuss with the Zoning Officer, 6) street improvements – Mr. Baluh indicated a waiver of a fee in lieu would be considered with road improvements to Old Mill Road from the intersection of Forrest Road to the proposed site to be determined by the Manager, 12) water & sewer – Mr. Baluh stated that a holding tank was permitted for commercial properties with a WRT Agreement to connect to public sewer should it become available at the site, 13) traffic impact study waiver – Mr. Baluh stated this waiver could be rolled into the road improvement project. Mr. McKenna stated that all other items in the Wynn letter were “will comply”.

LD 613 Gotwals Minor Subdivision – Preliminary/Final Plan

Bob Irick, Irick Eberhardt & Mientus, was present with Brent Gotwals & Julia Detweiler Gotwals to present a proposal for a minor subdivision of 10.28 acres into Lot 1 with an existing house on 1.73 acres on Detweiler Road and Lot 2 to be a vacant lane lot continued to be farmed by the Detweiler-Gotwals. The Wynn review letter dated January 24, 2019, was reviewed as follows: 1-2) will comply, 3) submitted, 4) stormwater management, and utilities for Lot 2 – Mr. Irick stated that a waiver will be requested as Mr. Gotwals wants to sell the house to consolidate the farmland with the main Detweiler farm, 5-6) Telford Borough Authority has approved public water & sewer service for Lot 1, 7) street improvement waiver request; PC requested a restriction on Lot 2 to require sidewalks and street improvements in front of both Lot 1 & Lot 2 if Lot 2 is ever developed with more than 1 home, 8-11) will comply, 12) submitted, 13) not necessary, 14) will comply, 15) comment. Following a brief review of the Bucks County Planning Commission review letter dated January 17, 2019, PC had no comments. Mr. Baluh informed Mr. Irick that LD 613 would be presented to the Board of Supervisors at the March 20 meeting for consideration.

LD 614 Caroluzzi-Matt’s Truck Repair – Sketch Plan

Eric Claise, Gilmore & Associates, and owner Matt Caroluzzi presented a plan to construct a 1,181 SF additional truck bay to the front of an existing commercial building on Old Mill Road in the PC-2 district. Zoning variances were granted for reduced front yard setback and buffer yards in 2007 to the prior owner under PC rules which have been reduced by a change to PC-2 district with the 2011 Zoning Ordinance. Two adjoining properties are in the same ownership where parking has been expanded with truck storage. The Wynn review letter dated February 22, 2019, was reviewed as follows: 1) Applicant agrees to E11 Auto Repair use, 2) parking – owner agreed to consolidate 2 or 3 lots to accommodate the parking needs, 3-4) will comply, 5) street improvements – Mr. Baluh asked for controlled points of access along Old Mill Road near the intersection of Bethlehem Pike, 6-7) will comply, 8) stormwater management – it was agreed that new calculations of the site were necessary if any impervious surface expansion has occurred since 2002, 9) will comply, 10) no change in water or sewer proposed, 11) a waiver of a traffic impact study will be requested, 12-15) will comply. Mr. Baluh and PC agreed that site use and stormwater management are outstanding. Buffer renewals were discussed and agreed to by the applicant.

LD 615 Fres-co Lot Line Adjustment – Informal Sketch Plan

Joseph Stapleton, Esquire, and Mark Stinson, CFO, Fres-co Systems USA, Inc introduced a lot line adjustment proposal to PC. Mr. Stapleton explained that a letter of intent had been secured from the Ridgeline Community Church, merged with the former Rockhill Mennonite Church, to sell 1.6 vacant acres to Fres-co to expand access, flexibility and warehousing at the rear of their business site. The church land is adjacent to their cemetery and will be buffered by Fres-co. PC and Mr. Baluh had no issues with the lot line change.

New Business

Alex Ulmer distributed a Pipeline Safety and land use planning brochure from pipa-info.com to PC. Mr. Ulmer recommended applying for a DCED grant to establish a baseline water quality impact study for WRT. He stated that his company, Barry Isett & Associates, would provide the grant application and scope gratis and he estimated the total cost of the project to be \$150,000 - 200,000 with a 15% match. PC favored the idea and the Manager would be consulted.

Engineering Update: no action necessary

Mr. Baluh announced that LD 505 Butter Creek had been resubmitted by Mr. Snyder for Lot 7 with the original 14-lot subdivision; a 90-day extension was received.

Old Business: none

Public Comment

Patrice Sweriduk supported the water quality study proposal.

Adjournment

There being no further business, a motion for adjournment was made by Mr. Ruth seconded by Mr. Ulmer and carried at 8:42 p.m.

Respectfully submitted,

Judith E. Decker
Secretary