



# West Rockhill Township

## Planning Commission

### Agenda

**August 14, 2018**

**7:00 p.m.**

#### **Call to Order**

**1. Approval of Minutes**

- July 10, 2018

**2. LD 596 David L. Nyce Minor Subdivision – Revised Prelim/Final Plan**

Location: 1330 Bethlehem Pike  
Zoning: PC-2  
TMP#: 52-014-046  
Applicant: David L. Nyce  
Owner: David L. Nyce  
Rep: MSR Engineering

**3. LD 607 Penn Foundation - Waiver Request Patio roof**

Location: 711 Lawn Avenue  
Zoning: IS  
TMP#: 52-0  
Applicant: Penn Foundation  
Owner: Penn Foundation  
Rep: Phillip Lederach Architecture

**4. New Business**

**5. Engineering Update**

**6. Old Business**

**7. Public Comment – Please state name and address**

**Adjourn**

Next scheduled meeting: September 11, 2018, 7 p.m.

**PLEASE SILENCE CELL PHONES  
DURING THE MEETING**

**West Rockhill Township  
Planning Commission Minutes  
August 14, 2018**

**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 7:00 p.m.

**In Attendance**

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

**Visitors Registered:** none

**Approval of Minutes**

Mr. Ulmer made a motion seconded by Mr. Ruth and carried to approve the Minutes of July 10, 2018.

**LD 596 David L. Nyce Minor Subdivision** – Prelim/Final Plan

Mike Russeck, MSR Engineering, reviewed the Wynn letter dated August 7, 2018 (No. 31-281.1) regarding this recently constructed pole building on .496 acres on Bethlehem Pike as follows: 1) comment, 2) parking areas revised as per PC comments, 3) plantings revised as per PC, with a decorative fence added at the road frontage, 4) a standard driveway easement to be drawn up, 5) waiver request to be determined by the Board of Supervisors, 6) will comply, 7) impervious surface, will comply, 8) river jack splash pad 12" depth detail to be added to sheet 10, 9) Holding Tank Agreement to be drawn up, 10) BCCD review – will comply, 11) Right of Way for Bethlehem Pike to be submitted, 12-13) will comply, 14) comment. **Mr. Derstine made a motion seconded by Mr. Yencha and carried to recommend approval of the waiver request for the road improvements and traffic study. Mr. Ruth made a motion seconded by Mr. Ulmer and carried to recommend Conditional Preliminary/Final approval for LD 596.** The applicant will contact the Manager regarding the Fees in Lieu of.

**LD 607 Penn Foundation** – Waiver Request for Patio Roof

Phillip C. Lederach, Lederach Architecture, LLC, and Wayne Mugrauer, President, CEO, Penn Foundation, requested a Waiver of Land Development to construct a 12' X 24' shed roof over a new lower level entry at 711 Lawn Avenue, Bldg #1, recently acquired by Penn Foundation for outpatient services. A WRT building permit was issued and construction is underway. Impervious surface ratio is at 46.18%, with no increase to the building footprint. Mr. Baluh advised PC that they can issue a waiver for this technicality. Stormwater management falls within the 1000' square foot waiver for this project. PC requested a stone drywell or rain garden to the plan, the applicant was in favor. All agreed that the existing non-conforming parking is an issue at 711 Lawn Avenue. Penn Foundation submitted a sketch plan for additional parking for consideration. The proposal would create 32 parking spaces on the adjacent main campus of Penn Foundation (807 Lawn Avenue) with a staircase and crosswalk access. PC and the Engineer supported this plan, to be submitted at a later date. **Mr. Ulmer made a motion seconded by Mr. Ruth and carried to recommend a Waiver of Land Development for Penn Foundation, conditional upon the installation of a rain garden or drywell for the new roof.**

**New Business:** none

**Engineering Update:** no action necessary

**Old Business**

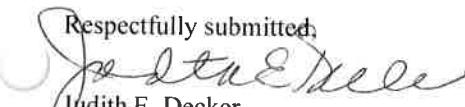
Mr. Baluh reported that LD 602 Rich Hill Associates is currently meeting with Richland Township.

**Public Comment:** none

**Adjournment**

**There being no further business, a motion for adjournment was made by Mr. Ulmer seconded by Mr. Yencha and carried at 8:17 p.m.**

Respectfully submitted,

  
Judith E. Decker  
Secretary