



West Rockhill Township

Planning Commission Agenda

**December 11, 2018
7:00 p.m.**

Call to Order

1. Approval of Minutes

- November 13, 2018

2. LD 610 Teresco Warehouse Addition – Prelim/Final Plan

Location: 1212 Bethlehem Pike
Zoning: PC
TMP#: 52-014-055, 52-014-056-002
Applicant: MiFECC, Inc
Owner: Teresco Properties, LP
Rep: Trevor Henry, PE / Necholas Noel, EIT

3. LD 611 Dierstein Millhafen LLC – Preliminary Plan

Location: 3145 State Road
Zoning: PI
TMP#: 52-017-047-001
Applicant: Dierstein Millhafen LLC, Andrew DeGruchy
Owner: Dierstein Millhafen LLC, Andrew DeGruchy
Rep: Cowan Associates, Scott P. McMackin

4. LD 612 Eastern Montgomery Properties – Sketch Plan

Location: 531 Old Mill Road
Zoning: PC-2
TMP#: 52-009-131 & 52-009-132
Applicant: Eastern Montgomery Properties LLC
Owner: Eastern Montgomery Properties LLC
Rep: Daniel P. McKenna, P.E., Wilkinson & Associates

5. New Business

6. Engineering Update

7. Old Business

- WRT Comprehensive Plan

8. Public Comment – Please state name and address

Adjourn

**West Rockhill Township
Planning Commission Minutes
December 11, 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, Andrew Yench, Tim Ruth, Secretary Judith Decker and Engineer Steve Baluh. Ben Botti was absent.

Visitors Registered

John & Patrice Sweriduk

Approval of Minutes

Mr. Ulmer made a motion seconded by Mr. Yench and carried to approve the Minutes of November 13 2018.

LD 610 Teresco Warehouse Addition – Prelim/Final Plan

Nick Noel and Trevor Henry of EIT, and owner Darius Kozinski, ODRA, presented the plan to construct a 1,190 SF addition to the rear of the existing building where an existing concrete slab exists to store granite and marble. The applicant will seek a waiver of impervious surface for the existing condition when he purchased the property in 2007. Mr. Kozinski stated there would be no other changes to his business or additional traffic. Mr. Baluh informed the applicant that all non-conforming existing conditions on the property are acceptable but must be noted on the plan. He stated that the 2007 Cowan plan mentioned by the owner was not submitted to WRT. He will need a zoning interpretation from the Zoning Officer for parking requirements and the E1 use. The Wynn letter dated December 6, 2018, was reviewed by Mr. Wynn as follows; 1) E1 use to be determined, 2) must be documented on plan, 3) outdoor storage – no issue, 4) parking is existing non-conforming, 5) buffer yards to be determined, 6) to be updated on plan, 7) road improvements – entire entrance is currently a driveway, existing non-conforming, 8) truck turning radius to be added to plan, 9) there will be a fee in lieu of recreation, 10) no stormwater management required, 11) existing non-conforming landscaping, 12) water & sewer – must be labeled on plan, 13) applicant can request a waiver of a traffic study, 14) must make project summary, 15) must send neighbor letters prior to returning to PC, 16) E&S Permit must be obtained from BCCD, 17) comment. In summary, the application was inadequate for complete land development review. PC and the Engineer assured the applicant the existing non-conformities on the property were acceptable. No action was taken.

LD 611 Dierstein Millhafen LLC – Preliminary Plan

Scott McMackin, Cowan Associates, presented the plan for the 14.77 acre historic mill site containing an existing dwelling, cottage, mill building, garage, barn and pole building into offices, manufacturing and storage for LimeWork.US, conversion of the farmhouse into a guest house, renovation of the existing mill into workshop space and a loft residence, conversion of the barn for workshop areas and livestock, rehabilitation of the existing cottage for a caretaker's residence, space for training and construction of "tiny" houses, and continued agricultural use of the existing fields. A ZHB decision in 2016 permitted the above multiple uses of the property as presented to them. Mr. DeGruchy, a mason by trade, explained his summary and phased plans for conversion of the site into a short-term residential school for historic trades. The Wynn letter dated December 6, 2018, was reviewed as follows: 1) show phases on plans, 2) ZHB decision comment, 3) Silo details to be included, 4) "tiny house" construction site to be on plans, 5) Elevations to be submitted, 6) RR siding to be clarified, 7) PC and Engineer would like handicapped

parking spaces at the house. The State Road access was discussed. Mr. McMackin explained that it will remain as an emergency access because the new Keystone Drive driveway bridge is designed to flood during high water events. He assured PC that a fire truck can get into the State Road driveway. 8) need to get a permit for floodplain encroachment, 9) will comply, 10) discussed, 11) water & sewer onsite, proposing to tie into public sewer. Applicant prefers private well water but will discuss with Telford Borough Authority, 12) PC and Engineer prefer a limited Traffic Study due to issues at State Road & Keystone Drive, 13-16) will comply, 17) Fire Marshal comment to be addressed, 18-21) will comply, 22) trash – will discuss, 23-25) will comply, 26) comment. Mr. Baluh emphasized the need to identify the phasing of the project. The applicant will respond to the comments and re-submit as a Preliminary/Final Plan. No action was taken.

LD 612 Eastern Montgomery Properties – Sketch Plan

The applicant was not present to discuss the proposal for a 9,000 SF contractor services building on two parcels totaling 1.97 acres on Old Mill Road. Mr. Baluh preferred to see the two lots combined. No action was taken.

New Business: none

Engineering Update: no action necessary

Old Business

WRT Comprehensive Plan Update

With no further discussion, **Mr. Yencha made a motion seconded by Mr. Ruth and carried unanimously to recommend adoption of the West Rockhill Township Comprehensive Plan.**

Public Comment

Patrice Sweriduk had a question about LD 612 address by the Engineer.

Adjournment

There being no further business, a motion for adjournment was made by Mr. Ulmer seconded by Mr. Yencha and carried at 8:46 p.m.

Respectfully submitted,



Judith E. Decker
Secretary