



West Rockhill Township

Planning Commission

Agenda

July 10, 2018

7:00 p.m.

Call to Order

1. **Approval of Minutes**

- June 12, 2018

2. **LD 596 David L. Nyce Minor Subdivision – 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. **New Business**

4. **Engineering Update**

5. **Old Business**

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

Adjourn

Next scheduled meeting: August 14, 2018, 7 p.m.

**PLEASE SILENCE CELL PHONES
DURING THE MEETING**

**West Rockhill Township
Planning Commission Minutes
July 10, 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 Yench, Ben Botti, Secretary Judith Decker and Engineer Steve Baluh.

Visitors Registered: none

Approval of Minutes

Mr. Botti made a motion seconded by Mr. Yench and carried to approve the Minutes of June 12, 2018. Alex Ulmer abstained.

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

*LD 596 is a recently constructed 42' X 52' pole building for storage of construction equipment and vehicles on 0.496 acres on Bethlehem Pike in the PC2 district. A demolished dwelling was serviced by septic and well. Mike Russeck, MSR Engineering, reviewed the Wynn letter dated July 5, 2018, as follows: 1&4) The Zoning Hearing Board granted relief of the rear and side yard setbacks and the rear buffer. The side yard buffers are to be decided by the PC. 2) Outdoor storage – applicant agreed to remove all storage trucks from the rear lot and locate two permanent truck storage boxes to the side yard along the driveway. Mr. Baluh affirmed that outdoor storage is a permitted G4 use under H3. After discussion, it was decided that the applicant will utilize a 1,000 sq. ft. exemption from impervious surface requirements to create a parking area for storage trucks in the side yard along the driveway easement northeast of the pole building. PC decided that no buffer will be required along the shared driveway easement. The applicant will revise the plan to add more Arborvitae buffering to those existing at the southern property line to extend to the rear property line. PC decided that no fence is required. 2) Parking – Mr. Baluh advised the applicant to contact the Solicitor about the request to extinguish the access easement. Applicant plans to provide all three required parking spaces along the driveway once bollards are removed and a utility pole moved. 5) Street improvements: waiver request for improvements and a traffic study; applicant suggests a contribution in-lieu-of in the amount of \$6,162.75 based on his engineering estimates. 6) Will follow up with Solicitor, 7) will comply. Mr. Ruth expressed his opposition to this requirement. 8) Impervious surface – applicant suggests using splash pads of 4" of river jack rock in lieu of gutters and leaders. PC and the engineer requested 8" of base stone for a total of 12" of drainage, leveled, to be noted on the plan. 9) Sewage – the Bucks County Department of Health has determined that the applicant must install and holding tank. Mr. Baluh stated that a Holding Tank Agreement is required with a note on the plan abandoning the septic system and that the owner will be required to connect to public sewer when it becomes available. It was agreed that a water quality study will be performed for the well. 10-11) will comply, 12) WRT may hold the plan in lieu of a development agreement, 13) will comply. Applicant agreed to revise the plan and return in August. **Mr. Botti made a motion to table the plan seconded by Mr. Ulmer and carried.***

New Business: none

Engineering Update: no action necessary

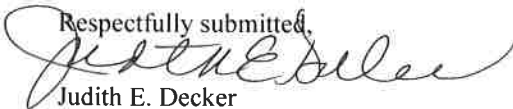
Old Business

Public Comment: none

Adjournment

There being no further business, a motion for adjournment was made by Mr. Botti seconded by Mr. Ruth and carried at 8:12 p.m.

Respectfully submitted,


Judith E. Decker
Secretary