



# West Rockhill Township

## Planning Commission Agenda

**November 13, 2018  
7:00 p.m.**

### **Call to Order**

#### **1. Approval of Minutes**

- October 9, 2018

#### **2. WRT Comprehensive Plan Public Meeting – Draft Review**

#### **3. LD 609 Hansen & Hansen Lot Line Change – Prelim/Final Plan**

Location: 337 & 338 Cathill Road  
Zoning: IS  
TMP#: 52-010-159-003, 52-010-159-004  
Applicant: Doug Hansen  
Owner: Dr. Carl & Kristine Hansen, Carl Douglas & Doreen Hansen  
Rep: Urwiler & Walter, Inc

#### **4. LD 605 Kratz Major Subdivision – Revised Preliminary/Final Plan**

Location: 328 Ridge Valley Road  
Zoning: RA  
TMP#: 52-003-120  
Applicant: Andrew Kratz  
Owner: Kenneth Kratz Trust & Andrew Kratz  
Rep: Schlosser & Clauss

#### **5. New Business**

- Zoning Ordinance Updates / Codification

#### **6. Engineering Update**

#### **7. Old Business**

#### **8. Public Comment – Please state name and address**

### **Adjourn**

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

**West Rockhill Township  
Planning Commission Minutes  
November 13, 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 Sweriduk of Ridge Valley Road

**Approval of Minutes**

Mr. Yench made a motion seconded by Mr. Ulmer and carried to approve the Minutes of October 9 2018.

**WRT Comprehensive Plan Public Meeting – Draft Review**

Mike Roedig of the Bucks County Planning Commission (BCPC), consultant on the project, presented the draft Comprehensive Plan to the public and PC and explained that after tonight's presentation a 45-day public comment period occurs as per the Municipal Planning Code and then adoption can proceed. With this plan, 2100 surveys were sent to residents with 750 returned and results considered. Jim Miller had a question about the responses addressed by Mr. Roedig. PC had questions about various elements of the plan and discussion ensued with Mr. Roedig. With no public comment, BCPC was thanked and Mr. Derstine announced that PC would review the plan over the next month and make a recommendation in December.

**LD 609 Hansen & Hansen Lot Line Change – Prelim/Final Plan**

Scott Camburn, Urwiler & Walter Inc, presented the proposal to modify two adjoining family parcels to transfer 8.182 acres from TMP 52-010-159-003, Lot 1, to TMP 52-010-159-004, Lot 2. The resulting properties would be 7.905 acres and 11.656 acres with both containing existing dwellings and outbuildings. Mr. Camburn stated that all items on the Wynn review letter dated November 6, 2018 (No. 31-295) were "will comply". Mr. Baluh replied that he had no concerns with the plan. A revised Urwiler & Walter letter dated November 9 was distributed requesting waivers of drafting standards and roadway improvements. PC and the Engineer has no issues with the requests. **Mr. Ruth made a motion seconded by Mr. Ulmer and carried to approve the Urwiler & Walter waiver request letter dated November 9, 2018. Mr. Ulmer made a motion seconded by Mr. Ruth and carried to recommend Preliminary/Final approval for LD 609 conditional upon the comments in the Wynn review letter dated November 6, 2018.**

**LD 605 Kratz Major Subdivision – Preliminary/Final Plan**

Kirk Clauss, Schlosser & Clauss, presented the proposal to subdivide 19.04 acres on Ridge Valley Road into six lots. Lot 1 contains an existing dwelling and on 5.43 acres, Lots 2 and 4 are frontage lots and Lots 3,5 and 6 will be served by a shared driveway. The Wynn Kratz letter dated November 7, 2018 (No. 31-291) was reviewed as follows: 1) wetlands – will comply but asking for a waiver of the validation letter from the Army Corps of Engineers as per the SALDO, 2) following discussion, PC approved the flag lots and agreed to no deed restriction on further subdivision on lot 1, 3-4) will comply, 7) in process, 8) following discussion, the waiver request for roadway, curb & sidewalk improvements was approved by PC with the condition that sidewalks be shown on the plan, 9) will comply, 10) applicant will look into;

Mr. Ulmer asked that topsoil piles be re-located on the plan and the applicant agreed, 11) will pay fees in lieu of recreation land, 12-13) will comply, 14) PC was satisfied with the landscaping plan, 15-16) will comply, 17) Fire Marshal approval received, 18) discussion ensued on streetlights – PC decided to waive the streetlights but a note will be added to the plan, 19-20) will comply, 21) comment. Mr. Baluh referred back to comment 1. and asked that a wetlands Delineation Report be performed; PC concurred and the applicant agreed. The waiver request letter was revised by Mr. Clauss. The applicant floated the idea of breaking off Lot 1 containing the farmhouse as a minor subdivision to expedite the sale of the old house which has been vacant for an extended period. This idea will be discussed in meetings with the Township. The applicant resubmitted the revised waiver request letter. **Mr. Ulmer made a motion seconded by Mr. Ruth and carried to recommend granting the waiver requests as discussed and submitted by Schlosser & Clauss at the PC meeting on November 13, 2018. Mr. Ruth made a motion seconded by Mr. Derstine and carried to recommend Preliminary approval for LD 605 subject to the Wynn letter dated November 7, 2018.**

**New Business**

Zoning Ordinance Updates / Codification

It was decided to take up this item after the Comprehensive Plan is adopted.

**Engineering Update:** no action necessary

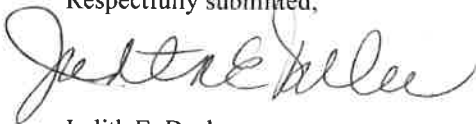
**Old Business** - none

**Public Comment:** none

**Adjournment**

**There being no further business, a motion for adjournment was made by Mr. Ulmer seconded by Mr. Yench and carried at 9:10 p.m.**

Respectfully submitted,



Judith E. Decker  
Secretary