



West Rockhill Township

Planning Commission

Agenda

October 9, 2018

7:00 p.m.

Call to Order

1. **Approval of Minutes**

- August 14, 2018

2. **LD 608 Penn Foundation Parking Lot Expansion – Prelim/Final Plan**

Location: 807 Lawn Avenue
Zoning: IS
TMP#: 52-014-111
Applicant: Penn Foundation
Owner: Penn Foundation
Rep: S.T.A. Engineering Inc

3. **New Business**

4. **Engineering Update**

5. **Old Business**

- LD 551 Greentop Management – Signing of Plans

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

Adjourn

Next scheduled meeting: November 13, 2018, 7 p.m.

**West Rockhill Township
Planning Commission Minutes
October 9, 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, Secretary Judith Decker and Engineer Steve Baluh. Tim Ruth and Ben Botti were absent.

Visitors Registered: none

Approval of Minutes

Mr. Ulmer made a motion seconded by Mr. Yench and carried to approve the Minutes of August 14, 2018.

LD 608 Penn Foundation Parking Lot Expansion – Prelim/Final Plan

Susan Rice, S.T.A. Engineering, presented the proposal to expand an existing parking lot at their main campus to create a net increase of 35 auxiliary parking spaces for recently purchased Building #1 at 711 Lawn Avenue to be connected by stairway and a crosswalk. Architect Phillip Lederach and Penn Foundation CEO Wayne Mugrauer were also present. The Wynn review letter dated October 4, 2018 (No. 31-246.1) was reviewed as follows: 1) the applicant proposed an additional 7 trees, 2) will comply, 3) Mr. Lederach presented PC with an approval email from MD Richard Kratz with agreement to the proposal by Upper Bucks Orthopedic Association, 4) will comply. Crosswalk signage visibility was discussed, 5-6) will comply, 7) BCCD review underway, 8-10) will comply. In response to a question from PC, Mr. Lederach confirmed that ADA parking would be provided at 807 Lawn Avenue in excess of requirements. **Mr. Ulmer made a motion seconded by Mr. Yench and carried to recommend Preliminary/Final approval for LD 608 as discussed.**

New Business

Mr. Ulmer advised that the Comprehensive Plan draft might be coming to PC for review in November or December.

Engineering Update: no action necessary

Old Business

LD 551 Greentop Management - Signing of Plans

Mr. Yench made a motion to sign the plans for LD 551 seconded by Mr. Ulmer and carried.

Public Comment: none

Adjournment

There being no further business, a motion for adjournment was made by Mr. Yench seconded by Mr. Ulmer and carried at 7:50 p.m.

Respectfully submitted,



Judith E. Decker
Secretary