

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING
July 21, 2015**

The meeting was called to order at 7:05 p.m. by Vice Chairman Timothy Ritter

ROLL CALL

Board members present: Timothy Ritter, Gwen Simek, Mary Sulger, Robert Bonomo.
Absent was Scott Guidos, Chris Fennel and Cathy Woods.

Township staff present: Stephen Sechriest, Township Manager, Richard Brittingham Asst. Township Manager/Zoning Officer, Mike Beuke from Boucher & James Inc., Mike Schwartz from Gilmore and Associates, Amy Kaminski from Gilmore and Associates, and Linc Treadwell, Township Solicitor

APPROVAL OF MINUTES:

MOTION: Gwen Simek made a motion to approve the May 21, 2015 minutes. Mary Sulger seconded the motion. All in favor. Motion carried unanimously.

DEVELOPERS:

1. Cemetery Road – Conditional Use

Proposal: The applicant proposes a lot line adjustment between the two existing lots, the reconstruction of a portion of the dilapidated building and cement pad, and the conversion of the existing structure to a 8,592 sq. ft. Office Building (D1 Office Use). Parking improvements and driveway access to both California Road and Cemetery Road are proposed. Six parking spaces are proposed on the residential property, and the plans propose to maintain the driveway connection between the two properties, while removing a portion of the existing driveway that accesses Cemetery Road. The residential units are to maintain a separate access to California Road.

The applicants Conditional Use hearing is scheduled for August 10, 2015.

The applicant also stated that there would be around 12 employees and most employees are out of the office sometime of the year doing audits. This should not generate a lot of traffic on the roads.

Present: Attorney Bob Moffet, Scott Mease from Mease Engineering, Doug Hutchinson

Staff Comments: Rich commented that the applicant did get their zoning relief and the Conditional Use Hearing is scheduled for August 10, 2015.

Mike Beuke stated that Boucher and James is not in favor of the waiver for street trees. The applicant will set up a meeting to discuss this with Boucher and James.

Stephen Sechriest is in favor of the widening and curb on Cemetery Road.

Planning Commission comments: The planning members would rather see sidewalks and not widening on Cemetery Road.

Public Comment: Rick Orloff commented that accountants will work maybe on Saturdays for an appointment only. He also stated that accountants would be out doing audits.

MOTION: Tim Ritter made a motion recommending Conditional Use approval for Cemetery Road Conditional Use with the following conditions: Compliance with the Boucher and James, Inc. letter dated June 10, 2015, Compliance with the Gilmore & Associates, Inc. letter dated March 12, 2015, Compliance with all Zoning and Subdivision and Land Development Ordinance requirements, Compliance with the regulations of all municipal and governmental agencies having jurisdiction, Compliance with any conditions of the Zoning Hearing Board decision, Compliance with any conditions of the future Land Development Approval.. Gwen Simek seconded the motion. Vote: All in favor Motion Carried Unanimously

2. Cemetery Road–Preliminary Land Development

Proposal: The applicant proposes a lot line adjustment between the two existing lots, the reconstruction of a portion of the dilapidated building and cement pad, and the conversion of the existing structure to a 8,592 sq. ft. Office Building (D1 Office Use). Parking improvements and driveway access to both California Road and Cemetery Road are proposed. Six parking spaces are proposed on the residential property, and the plans propose to maintain the driveway connection between the two properties, while removing a portion of the existing driveway that accesses Cemetery Road. The residential units are to maintain a separate access to California Road.

The applicants Conditional Use hearing is scheduled for August 10, 2015.

Present: Attorney Bob Moffet, Scott Mease from Mease Engineering, Doug Hutchinson

Staff Comments: See comments from Conditional Use

Planning Commission comments: See comments from Conditional Use

Public Comment: No public comment

MOTION: Gwen Simek made a motion recommending Preliminary Land Development for Cemetery Road subject to the following conditions: Compliance with the Boucher and James, Inc. Land Development review letter dated June 10, 2015, Compliance with the Gilmore & Associates, Inc. review letter dated June 5, 2015, Compliance with Bucks County Planning Commission letter dated March 3, 2015, Compliance with the Quakertown Area Planning Commission memo dated March 3, 2015, Compliance with all Zoning and Subdivision and Land Development Ordinance requirements, Compliance with the regulations of all municipal and governmental agencies having jurisdiction, Compliance with any conditions of the Zoning Hearing Board Decision, Compliance with any conditions of the future Conditional Use Decision: also with the following list of waivers: Section 22-506, 22-509.6, 22-515 & 22-518 waiver requested from the requirement to widen Cemetery Road and California Road and from installing curb on Cemetery Road and California Road, Section 22-516.5.M waiver requested from the requirement to widen the existing driveway to a width of 24 feet and to have it remain at a width less than 24 feet, Section 22-524 waiver requested to identify Cemetery Road and Picket Lane for an all way stop control, Section 22-702.C.2 & 22-704.C.2 waiver requested from the requirement showing all existing features within 400' of the property on the land development plan. Robert Bonomo seconded the motion. Vote: all in favor motion carried unanimously.

3. CrickRock – Conditional Use

Proposal: This site is located at 825 North West End Boulevard (SR 309) north of Reservoir Road intersection. It is within the Planned Commercial (PC) Zoning District and the Arterial Corridor (AC) Overlay District. The site contains an existing garage which is a G3 Wholesale Business, Wholesale Storage, Warehouse Use which is an existing non-conforming use; and contains an existing dwelling as a B1A Single Family Detached Exemption Use which is also an existing non-conforming use. The site is served by public water and sewer.

Mr. Nelson stated that there will be no change or improvements to the property. They will store equipment, do repair work and operate the business on site. There will be around 3-4 employees working at the business. The hours of business will be from 7:00am to 3:30pm.

Present: Attorney Peter Nelson and Alexander Cook from CrickRock

Staff Comments: Mike Bueke stated that the storage of the pipes will have to comply with the zoning ordinance.

Amy Komanski reminded the applicant they will need to apply for a HOP permit if they did not already.

Rich Brittingham said the Zoning Hearing special exception for CrickRock is scheduled for August 27, 2015, and the applicant will go to Board of Supervisors on August 10, 2015 for Conditional Use.

Planning Commission comments: Gwen asked what the hours were for the business.

Public Comment: No public comment

MOTION:

Mary Sulger made a motion recommending Conditional Use approval for CrickRock subject to the following conditions: Compliance with the Boucher & James, Inc. letter dated June 25, 2015 Compliance with the Gilmore & Associates, Inc. letter dated July 7, 2015, Compliance with all Zoning and Subdivision and Land Development Ordinance requirements, Compliance with the regulations of all municipal and governmental agencies having jurisdiction, Compliance with any conditions of the Zoning Hearing Board Decision. Gwen Simek seconded the motion. Vote: All in favor motion carried unanimously.

4. Edgewater – Preliminary Land Development

Proposal: The site is located in the SRM Suburban Residential Medium Zoning District between the two intersections of Walnut Bank Farm Road and Heller Road to the north of the Township owned Walnut Bank Farm solar energy field.

The applicant proposes to construct forty (40) townhome units in accordance with the provisions of the B5 performance standard subdivision, which is permitted in the SRM zoning district. In addition the plan proposes a bio-retention basin and rain garden, a common parking area, and sidewalks. A private access road is proposed to intersect with Heller Road in two places. A proposed walking trail is shown to exit the property at the southern property line, cross the adjacent Richland Township Water Authority parcel and connect across Walnut Bank Farm Road to the sidewalks in the nearby Walnut Bank Farm subdivision. The applicant proposes to dedicate the western 20.257 acres of the site including 15.528 acres of lake area to the Township as open space. A small stone parking area accessing Heller Road and a sidewalk connection are also proposed. The site is served with public water and sewer.

Present: Chris Canavan and Justin Strahorn from WB Homes

Staff Comments:

Planning Commission comments:

Public Comment:

Clyde Gano resident stated that the parking lot light needs to be bright. He would like to see no parking signs on Heller Road. Mr. Gano also wanted to attend the Park and Recreation Board along with the applicant to discuss the boat dock.

Bob Pino owner of the Oldcastle manufacturing facility, wanted to let applicant know about the noise coming from his plant because of the residents. He was also concerned about the traffic on Heller Road and wanted to know if there will be any expansion or work on Heller Road. He also had concerns about the storm water because of the flooding in this area.

Chris Canavan has no concerns about the noise from Oldcastle, he will also put up no parking signs along the property on Heller Road.

MOTION: Robert Bonomo made a motion recommending Preliminary Land Development approval for Edgewater subject to the following conditions: Compliance with the Boucher & James, Inc. review letter dated July 15, 2015, compliance with the Gilmore & Associates, Inc. letter dated July 13, 2015, Compliance with Bucks County Planning Commission letter dated November 7, 2014, Compliance with the Quakertown Area Planning Commission memo dated November 17, 2014, Compliance with all Zoning and Subdivision and Land Development Ordinance requirements, Compliance with the regulations of all municipal and governmental agencies having jurisdiction, Compliance with any conditions of the past and future Zoning Hearing Board Decisions. Tim Ritter seconded the motion. Vote: All in favor motion carried unanimously.

MOTION: Tim Ritter made a motion recommending Preliminary Land Development approval subject to the following waivers: Section 22-515.3 requiring concrete curb, to provide Belgin block curb, Section 22-517.2 requiring driveways to be designed not to exceed 4% grade, Section 22-702.A.7 requiring plan sheet requirements to provide 24 X 36 inch sheet size, Section 22-702.C.2 requiring existing features within 400 feet of the site to provide aerial photography, Section 22-506.1 the cart way of Heller Road is proposed to be widened to provide a 12 foot lane with a 4 foot shoulder between the proposed access drives, Section 22-516.5.G all automobile parking areas be paved and constructed in accordance with the standards established by the Municipality, Section 22-516.3 all parking lots shall be confined by curbing or other suitable separating device. Robert Bonomo seconded the motion. Vote: All in favor motion carried unanimously

NEW/OLD BUSINESS

Tim Ritter mentioned that Dunkin Donuts and CVS met with Penn DOT jointly to discuss the road and intersection issues.

PUBLIC COMMENT: Richard Orloff wanted to thank the Planning Commission members for what they do.

ADJOURNMENT

MOTION Robert Bonomo made a motion to adjourn the Richland Township Planning Commission meeting at 9:30p.m. Mary Sulger seconded the motion. Vote: All in favor. Motion carried unanimously.

Respectfully submitted,
Laura Held, Recording Secretary

Note: The next meeting of the Richland Township Planning Commission will be held on Tuesday August 18, 2015.