

**Planning Commission Meeting
MINUTES**

November 4, 2009

The meeting was called to order at 7:00 p.m. by Bruce Fritchman and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss.

Scott MacNair, Township Solicitor; Rich Schilling, Township Manager and Heather DiSario, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to approve the October 7, 2009 minutes as amended. Scott Douglas **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans

a. Upper Bucks Agricultural Collaborative – Route 212– Paul Dietz, Urwiler and Walter presented for the applicant, Neil Sullivan, who was also present. Mr. Dietz stated that the zoning hearing board granted all the variances and the special exception. The land development plan showing features and more detail will be forthcoming. There was a lengthy discussion regarding the proposed road access as referred in Item 2 of the 10/22/2009 Township Engineer’s review letter. The general consensus of the Commission is that the plan needs to be designed so access to Route 412 meets the street ordinance requirements, and that Mr. Dietz consult with Bob Wynn on the matter.

Item 3 is a “will comply”. The applicant is proposing a holding tank for a backup system.

Item 4 regarding a waiver for road improvements is a “will comply.” The Township needs to see a list of waiver requests.

Item 5 regarding the right of way is a “will comply”.

Item 6 regarding public water is a “will comply”.

Item 7 regarding historic structure is a “will comply”.

Item 8 regarding the limestone study is forthcoming.

Item 9 regarding architectural renderings is forthcoming.

Item 10 regarding storm water is forthcoming.

A note will be put on the plan regarding household waste as referred to in Item 11. A note will be put on the plan regarding the limited amount of outdoor lighting because of the daylight hours of operation as listed in Item 12. Mr. Douglas suggested that the more water infiltration that occurs on the property the better. The plan falls under the new storm water ordinance and the engineer will be acquiring a copy.

Confirmed Appointments

a. Brinley Court Subdivision – Main Street- Bill McNaney, Van Cleef Engineering Associates, presented for the applicant, Keith Dieterly, son of the applicants, who was also present. The Dieterlys have taken over the project from THP. 205 townhouses are proposed for construction in Upper Saucon Township. Mr. McNaney stated that all items listed in the 10/7/2009 Township Engineer’s review letter are “will complies”. Open space is proposed to be located in Springfield Township. The plans have been revised to show no recreational facilities in the Township. There was a lengthy discussion regarding the proposed open space in Springfield

Township and the blanket easement. The general consensus is that Springfield should be able to control what happens on the open space land located in the Township. Scott MacNair stated that language can be added to the blanket easement that gives Springfield Township say on what happens on the property.

Pete Lamana **moved** to grant preliminary and final plan approval conditional upon the following items; the easement agreement between the Township and the property owner, final approval from Upper Saucon Township, and the items listed in the 10/7/2009 Township Engineer's review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Bruce Lawrence Conditional Use – Pleasant View Road – Catherine E. N. Durso; Fitzpatrick, Lentz & Bubba, presented for the applicant Eve Metzger, who was also present. John Chilton recused himself from the Planning Commission for this application as he is an adjoining landowner. John Chilton (speaking as a neighbor) said that he had concerns such as noise and increased traffic, particularly since events could potentially be scheduled every weekend throughout the spring, summer and fall. The applicant is proposing to use the property for wedding events with no more than 150 guests expected. The consensus of the board is that a parking plan is needed noting the number of anticipated vehicles and the width needed for emergency vehicle access down the existing driveway.

There was a lengthy discussion regarding the effects of the plan proposal on the neighbors. The applicant will have to comply with all aspects of the zoning ordinance, including noise restrictions. The applicant would like to retain a residential use with a conditional use. Issues for the plan include whether access to the site is safe, compatibility with the surrounding properties, lighting issues, proposed water and sewage supplies. The applicant is agreeable to the requirements (1) of removal of temporary tents or other temporary structures after each event and (2) portable toilets are to be removed by the next business day; all Commission members agree. All Commission members also agreed that a traffic and parking control plan should be prepared and approved by Springfield Township police and fire department

Bruce Fritchman **moved** to recommend to the Board of Supervisors approval of the use subject to the following conditions: no greater than 300 patrons, no permanent structures, tents and portable toilets are to be removed no later than the next business day and not be erected earlier than the day before the event, a traffic and parking plan is to be approved by Township police and fire department, events are to be terminated no later than 10 p.m. and no auxiliary lighting beyond 10:30 p.m., the seasonal duration months are to be April 1 through Oct 31, the events are to be held only on Saturdays and only one event per Saturday, and compliance of any additional conditions listed in the Township Engineer's 10/22/2009 review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

b. Pawar Subdivision – Shale Road - Jay Musselman; Musselman Associates, and Patrick Armstrong; Grim, Biehn and Thatcher presented for the applicant. Mr. Armstrong stated that all the items listed in the 10/19/2009 Township Engineer's review letter are "will complies". The conservation easement on the property has not yet been reviewed by the Commission as previously requested. There was a lengthy discussion regarding who the conservation easement will be dedicated to; it was agreed it should be dedicated to the Township in this case. Bruce Fritchman suggested that the issue of conservation easement dedication should be discussed during the upcoming work session.

Scott Douglas **moved** to recommend to the Board of Supervisors that it will be appropriate for the Township to accept the conservation easement. Curtis Reiss **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to recommend to the Board of Supervisors that conditional final approval be granted based on the conditions listed in the 10/19/2009 letter and successful negotiation of the conservation easement details with Terry Clemons' office. Pete Lamana **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

New Business – None

Old Business – Actions Regarding Pending Plans - None

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports - None

Adjournment

At 9:45 p.m., Scott Douglas **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, December 2, 2009