

Springfield Township Planning Commission

Meeting Minutes January 3, 2018

Chairperson Bobb Carson called the meeting to order at 7:00 pm with Jay Fuggiti, Dawn Nicholson and Karen Bedics present.

Reorganization—Motion by Jay Fuggiti, seconded by Karen Bedics to elect Bobb Carson as Chair. Mr. Carson said it would be his last year to do so. In favor—Bedics, Fuggiti, Nicholson. Abstain—Carson. Motion carries.

Motion by Karen Bedics, seconded by Dawn Nicholson, to elect Jay Fuggiti as Secretary. In favor—Bedics, Carson, Nicholson. Abstain—Fuggiti. Motion carries.

Motion by Karen Bedics, seconded Jay Fuggiti, to elect Steve Smith Vice Chairperson. All in favor. Motion carries.

Motion by Dawn Nicholson, seconded by Karen Bedics, to approve the minutes of December 6, 2017. All in favor. Motion carries.

Zoning Ordinance revisions, A3 Forestry uses (Section 404.A.3.b.1 (12/13/2017))—Steve Smith submitted an exemption from permit requirements for fruit tree orchards to perform large scale tree removal. The Commission found it acceptable.

Motion by Jay Fuggiti, seconded by Karen Bedics, to recommend the Board of Supervisors adopt the amendment into the Zoning Ordinance. All in favor. Motion carries.

Retirement Community/Elder Care zoning regulations—The Commission continued this discussion with the memo dated 12/21/2017:

- The Commission discussed the concept of revising the existing C8 and C9 uses and relying on existing single/multi family housing regulations to define a Continuing Care Community that would include at least 2 of the 3 components. The idea was dismissed in favor of creating a standalone use.
- The Commission removed Adult Day Care as a separate qualifying component to be considered a Continuing Care Community use. Adult Day Care is allowed as part of a Continuing Care Community.
- The Commission was concerned about existing definitions for C8 and C9 that would allow addiction patients to be treated instead of primarily being a 55+ Community.
- The Commission discussed whether the regulations should include a requirement for staff housing for low-income staff. Bobb Carson will gather more data.
- Dawn Nicholson will evaluate the underlying district zoning densities to see if any changes should be made given the nature of the Community.
- Karen Bedics will work on definitions of the various components of a Continuing Care Community.
- The Commission is supportive of mixed use buildings for Continuing Care Communities so long as their usage is confined to the residents of the Community.

Bucks County Waste Management Plan—Bobb Carson asked all members to peruse the plan to see if the Planning Commission should recommend the Board of Supervisors offer a Township position on the plan. Table to next meeting.

Future work—The Commission identified AirBnB's and fracking extraction/injection regulations as areas of concern.

The meeting adjourned at 9:12 pm.

Respectfully submitted,

Michael J. Brown, Township Manager