

**SPRINGFIELD TOWNSHIP, BUCKS COUNTY  
PLANNING COMMISSION  
MARCH 3, 2004**

Chairman Jim Brownlow called the meeting to order with the pledge of allegiance at 7:00 p.m. Members in attendance were Pete Lamana, Nancy Young, Barbara Lindtner, Barbara Schmoyer, Walter French, and Brad Schultz. Township engineer Bob Wynn was also present.

The members held a brief work session.

**MINUTES OF FEBRUARY 5, 2004**

Pete moved to accept the minutes from the February 5, 2004 meeting as presented. Seconded by Nancy. Vote was unanimous.

**FRIENDLY REVIEW**

**Solomon Asser – Represented by Todd Myers**

Todd explained that Mr. Asser has purchased lot 2 of the previous Olsson Subdivision. He would like to add 9.69 acres to his current parcel, and subdivide two additional lots off of the property. The applicant does not wish to deed-restrict.

Bob mentioned that one of the conditions of the Olsson Subdivision were street improvements being waived unless further subdivided. Mr. Asser would be responsible for road improvements along the entire property.

Walt wouldn't mind the two additional lots if Mr. Asser was willing deed-restrict his property.

No further comments were made.

**CONFIRMED APPOINTMENTS**

**Meyers Lot Line Adjustment – Represented by Scott Mease**

Scott explained that the applicant wishes to increase his lot size to approximately 3.5 acres. The additional acreage would be from his father's property.

Scott discussed the review letter dated February 16, 2004. After discussing the requested waivers in detail it was noted that number two of the review letter suggests that the lot line orientation should be revised to conform to layout requirements, or a waiver should be requested in writing. Scott plans to request the additional waiver in writing

Brad asked if the dedication of right-of-way is for the entire length of the property. Bob explained that if the rest of the were to be developed it would need to be.

Walt moved to grant all waivers as requested in letter dated February 11, 2004. Seconded by Pete. Vote was unanimous

Nancy asked the applicant the reasoning for making the lot larger. Gary Meyers replied that his house is very close to property buffers so he would be moving the buffers out further.

Jim reminded Scott that we need the additional waiver request in writing, and we need to receive the Bucks County Planning Commission review before action can be taken.

### **PUBLIC COMMENT**

Carol Mease asked about the status of the Cross Creek Subdivision. She asked if the house shown on the plan could be moved by the future owner. Bob said the proposed location of the house could be changed as long as the applicant complied with stormwater management.

She also asked if the property could be subdivided in the future. The property is deed-restricted from further subdivision.

Dennis Steskal reminded the planning commission that he is the EAC liaison. He asked what the proper procedures would be for submitting recommended changes to an ordinance. He said previously he had given some suggested changes to the Township Manager and he wanted to make sure that the appropriate persons would be given the information.

Jim assured Dennis that the Manager is the person who should take this information and he is sure the information will be distributed when it is time to update the ordinances.

Hans Reimann commented on the implementation of the Comprehensive Plan. He mentioned a property that is approximately eight acres and has a pond on it; he thinks this would make a nice village park.

Pete reminded Hans that this is someone's private property and we cannot just make it a park. In fact, Pete said the owner of this property has fenced off the pond to keep people off of his property.

Hans questioned whether there is a statute of limitations, which would override the ordinance for certain issues. Bob said no, nobody is grandfathered because of getting away with something illegal in the past. Hans mentioned he knows of people cutting trees, filling in wetlands, among other things.

### **PLANNING COMMENT**

Walt encouraged engineers to present sketch plans, even if it is just for a friendly review. This way the Planning Commission can be more prepared to give suggestions.

Jim apologized to the Planning Commission for not having the 2003 report complete yet. He will have it finished for the April meeting. He also noted that the EAC has an appointed liaison for the Planning Commission, maybe we should have a liaison for the EAC.

Walt said he would consider being an EAC liaison. He will go to the next meeting to see if he likes it.

### **ADJOURNMENT**

Pete moved to adjourn the meeting at 8:10 p.m. Seconded by Barbara L. Vote was unanimous.