

**Planning Commission Meeting  
MINUTES**

March 4, 2009

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

Members present were: Bobb Carson, Robert Ritter, Bruce Fritchman, Pete Lamana and Curtis Reiss. Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor; Rich Schilling, Township Manager and Heather Radick, Recording Secretary, were also present.

**Approval of Minutes**

Pete Lamana **moved** to approve the January 7, 2009 minutes as amended. Robert Ritter **seconded**; the motion **passed** unanimously.

**Public Comments (Agenda Items) –None**

**Confirmed Appointments**

**James Herman – Hottle Road** – Evan Pellegrino, Urwiler & Walter, presented for the applicant who was also present. Item 1 on the Township Engineer’s review letter of February 19, 2009 is a ‘will comply’. Mr. Pellegrino explained that the conservation easement needs to note that Lot 3 will access off of the driveway on Lot 4. Lots 2, 3 and 4 all share the same access and that will be acknowledged in the conservation easement. Items 2 through 12 are ‘will complies’.

Pete Lamana **moved** to grant preliminary plan approval based on the conditions listed in the February 19, 2009 Township Engineer’s review letter and the February 26, 2009 Bucks County Planning Commission letter. Bruce Fritchman **seconded**; the motion **passed** unanimously.

**McArdle Subdivision – Roundhouse Rd/Old Bethlehem Road** – Scott Mease, Mease Engineering presented for the applicant. Mr. Mease referred to Item 1 in the January 22, 2009 Township Engineer’s review letter regarding the deed restriction. The client and the Township’s attorney are working together on the restriction. Bucks County wants to make sure the building envelopes are 3 acres and the conservation easement will be submitted as listed in Item 2. Bobb Carson suggested reconfiguring the building envelope on Lot 2 in order to minimize the impact to the natural features. The PennDOT permit listed in Item 4 has been extended and will be submitted to the Township. Items 5 through 11 are ‘will complies’. The plan will be revised to show a reconfiguration of the building envelope on Lot 2 and give the Commission a chance to review the legal documents regarding the conservation easement. An extension was received by the applicant to April 30, 2009.

**Allem/Gross – Route 212** – Scott Mease presented for the applicant, who was also present. The Zoning Hearing Board granted a “de minimus” lot size variance to the applicant. The backup soil testing and carbonate geology study was completed and reviewed by the Township. Mr. Mease referred to Item 1 in the February 18, 2009 Township Engineer’s review letter. There was a lengthy discussion regarding an issue with a pedestrian route along Route 212 in front of the property. Scott MacNair will get back to the Commission with a memo containing his opinion as to whether the Township is bound by the prior waivers for sidewalks, since the plan was never finalized. Items 2 through 4 are ‘will complies’. Item 4 is forthcoming. Item 5 and 6 are ‘will complies’. Item 7 is forthcoming. Items 8 through 11 are ‘will complies’. The second paragraph is incorrect in the applicant’s geologic consultant letter. Items 1 through 4 in the March 3, 2009 Township’s geologic consultant letter are ‘will complies’.

Any structure proposed that is over 1300 square feet will require an additional study of the infiltration area. An extension was received by the applicant until April 30, 2009.

### **New Business**

#### **Agricultural Security Applications: HMH Ltd. Partners (212 & Slifer Valley Rd), Grant Reed (2490 Winding Rd)**

Bruce Fritchman **moved** that the Reed parcel be granted agricultural security designation. Robert Ritter **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to approve HMH Ltd. agricultural security application. Bruce Fritchman **seconded**; the motion **passed** unanimously.

### **Old Business- Actions Regarding Pending Plans**

**Scheetz Subdivision** – Bobb Carson **moved** to deny the plan based on the reviews of the January 12, 2009 Township Engineer's review letter and the December 17, 2008 Bucks County Planning Commission letter in lieu of an extension granted by the applicant before the next Board of Supervisors meeting. Pete Lamana **seconded**; the motion **passed** unanimously.

### **Correspondence – None**

### **Public Comments - None**

### **Informal Review**

**a. Jason Smeland for Sutch Tract – 2425 Richlandtown Pike** – Jason Smeland, Lenape Valley Engineering, presented for the applicant, Luanne Sutch, who was also present. The applicant is proposing to subdivide her 6.24 acre lot and build a twin residence on 1 acre. The remaining 5 acres would remain with the farm. The applicant is looking for zoning relief on the driveway location. The Commission explained that the plan would most likely not be approved even with a variance because of the proposed 3 driveways coming out at an intersection. Bobb Carson suggested creating a shared driveway, and noted that a sewer system and reserve area need to be created on the proposed lot. The applicant could then deed restrict Lot 2. If the Lot 2 is not deed restricted, the applicant is required to show proposed future development on the plan. Any subdivision that would lead ultimately to more than 4 lots derived from the current property would have to be serviced by an internal road. The applicant would also need to provide architectural rendering because of the VR zoning, and would need to be aware of the tree replacement ordinance.

### **Planning Commission Comments & Project Reports**

- a. Act 537 public meeting** – The meeting is to take place on April 23, 2009 at the Springtown Fire House.
- b. PC participation in negotiated subdivision that involves conservation easement/open space preservation** – Bobb Carson presented a Planning Commission report to the Board of Supervisors at their February 24 meeting. The supervisors will be inviting 2 Commission members to participate in any negotiated subdivision that will have a conservation easement.
- c. GIS implementation: What options?** – Bobb Carson stated that the Board of Supervisors allocated \$13,000 for GIS hardware and software training for 2009. They asked what options they might have in implementing the GIS. The Planning Commission discussed using volunteers, Township employees, an external consultant, or an academic affiliation. Bobb Carson is to write a memo to the BOS regarding the advantages and disadvantages of each option.

**Policy recommendation: Infrastructure and Central Business District** - The Commission had recommended

earlier to the Board of Supervisors a discussion of items that have not been addressed in the 2003 Comprehensive Plan. Bobb Carson had suggested to them that he does not want to have a Planning Commission discussion on the Central Business District unless there is also a plan for the infrastructure. Therefore, the BOS requested an outline of the constraints and alternatives to developing the area and whether there are considerations that would limit density or types of permitted uses. In particular the Supervisors are interested in the infrastructure implications for the area and what options they impose on future development. The Planning Commission will take up the issues at the next meeting.

**d. Enhanced restriction on lighted signs** - To be discussed at work session.

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### **Adjournment**

At 9:20p.m., Robert Ritter **moved** that the meeting be adjourned. Pete Lamana **seconded**. At 9:20 p.m., the Commission held a work session for a discussion of GIS service needs.

Respectfully submitted,

Heather Radick  
Recording Secretary

Next meeting: Wednesday, April 1, 2009