

**Planning Commission Meeting
MINUTES**

July 1, 2009

The meeting was called to order at 7:00 p.m. by Bobb Carson 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.

Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Pete Lamana **moved** to approve the June 3, 2009 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Sketch Plans - None

Confirmed Appointments

a. Bouloux – Pleasant View – Marie Bouloux presented the Commission with the plan. The applicant is proposing opening a bed and breakfast and an artist's studio in the barn that adjoins her home. Mr. Carson reviewed the June 17 and June 19, 2009 Township Engineer's review letters. The Commission's consensus is that the proposal does not meet the definition of land development in SALDO as referred to in Item 4. The applicant feels her proposal will not be detrimental to neighbors as referred to in Item 1. The current parking area is planned to be enlarged by two spaces. The Commission asked the applicant to anticipate vehicular traffic. The applicant feels that there may be maximum 16 entering and leaving a day. There was concern that view distances from the driveway along Pleasant View Road might be inadequate. The Zoning Officer indicated that he would examine the sight distances. There are no plans for cooking areas in the guest rooms. The applicant needs to go to the Health Department for waste water approval and should measure the dimensions for the art studio in order to determine how many parking spaces are needed.

Bruce Fritchman **moved** that the Board of Supervisors approve the conditional use application subject to the conditions listed in Section 3 of the June 17, 2009 Township Engineer's review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

b. Zisko Minor Subdivision – Roundhouse Road – Al Werner, surveyor and Rob Zisko presented the Commission with the plan, which proposes a 2-acre lot containing the existing home. Mr. Zisko explained that the remainder of the property is planned to be preserved through the Bucks County Land Preservation Program as referred to in Item 1 of the June 24, 2009 Township Engineer's review letter. Mr. Carson asked Mr. Zisko if he would be willing to agree not to further subdivide the remainder of the property if the preservation does not go through. Mr. Zisko would like to be able to reserve the right to build a house on the remaining acreage if it is preserved. Mr. Carson noted that the ordinance states that a farmland lot needs to be created on a lot of 10 acres or more and cannot contain a residence other than an existing residence. Mr. Carson stated the Commission needs to see how the property might be developed noting items such as the farmland lot size and position. The applicant intends to apply for a variance on the farmland lot and site capacity.

c. Baummer/Deininger – Pullen Station Road – Susan Rice, Tacconelli & Associates presented for the applicant. Ms. Rice stated that all the items in the June 22, 2009 Township Engineer's review letter are 'will comply'.

Pete Lamana **moved** to grant final approval of the plan conditional upon Items 1, 2, and 3 in the June 22, 2009 Township Engineer's review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

New Business – None

There was a discussion regarding the application at the Zoning Hearing Board for the 180 foot tower at the Gun Club.

Old Business

a. Actions Regarding Pending Plans

Pawar Subdivision – Bruce Fritchman **moved** to deny the Pawar Subdivision application based on the September 3, 2008 Township Engineer's review letter unless an extension is received before action is required on July 30, 2009. Pete Lamana **seconded**; the motion **passed** unanimously.

- b. Stormwater Ordinance revisions** – The Commission suggested the following changes; to reference D in Article 3, amend table 105.2 to say '7500 square feet or greater'. The Commission concluded that it supports the final version of the ordinance, although some members felt strongly that the reference date for additional impervious surface should not be reset from September 10, 2002 to the date of adoption of the new ordinance.

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports

Adjournment

At 9:30 p.m., Robert Ritter **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, August 5, 2009