

**Planning Commission Meeting
MINUTES**

August 6, 2008

The meeting was called to order at 7:03 p.m. by Chairperson Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Bruce Fritchman, Pete Lamana and Curtis Reiss. Bob Wynn, Township Engineer; Terry Clemons, Township Solicitor; Rich Schilling, Township Manager and Debbie Godshall, Recording Secretary, were also present. Scott Douglas was present at 8:30 p.m. for the storm water ordinance discussion.

Approval of Minutes

Pete Lamana **moved** to approve the June 4, 2008 minutes as corrected; Bruce Fritchman **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Sketch Plans

Hill Sketch Plan – Route 212 - Scott Mease, Mease Engineering, presented for the applicant, Robert Hill, who was also present. The properties for discussion are located in the village of Springtown. Robert Hill proposed a lot line adjustment between the service station and the adjacent structures, and asked the Commission for feedback on the possibility of restoring the stone home and store fronts. There was a discussion on parking placement for the stores. Scott Mease explained that they will probably need to go before the Zoning Hearing Board for a variance. Bobb Carson stated that the Commission is not opposing the applicant's proposal and that a variance, rather than a special exception, would need to be obtained and the parking proposal looks desirable. Bob Wynn explained that the existing septic system cannot be used and suggested that the applicant look for a place for a new septic system before any lots are changed.

Confirmed Appointments

Allem Minor Subdivision – Route 212 – Scott Mease presented for the applicant, Dwayne Gross who was not present. The property with an existing house is proposed to be subdivided into two parcels. On the second parcel a new house is proposed with a shared driveway. Preliminary final approval for the plan was given in 2002. Since that time the owner, Mr. Allem, passed away, and the plan was never recorded. The purchaser of the property, Mr. Gross, would like to have a continuation of the approval to get the plan recorded. If the proposed two lot subdivision is not approved, the applicant might consider a five lot subdivision with a community system, or might propose a commercial building and change the existing dwelling into apartments. Bobb Carson noted that there needs to be room for a reserve system on both building lots under the new ordinance. Bobb Carson asked Mr. Mease if the existing system certified as fully operational. Mr. Mease said they had signed off on planning modules from the DEP. Bobb Carson referred to a 2003 letter from the DEP stating that they had not received approved sewage facility planning. Bobb Carson stated that the applicant will have to get a variance if they propose the plan under the new ordinance, as both lots would be undersized. The consensus is that the proposal should be resubmitted as a sketch plan to be reviewed under the new ordinance. The escrow account would also need to be brought to the appropriate level.

James Herman Subdivision – Hottle Road/State Road – Evan Pellegrino, Urwiler & Walter, presented for the applicant, James Herman, who was also present. The new submission proposes a four lot subdivision including a farmland lot, three new houses, and two new driveways coming off Hottle Road. Evan referred to the waiver requests in point 7D of the July 7, 2008 Township Engineer's review letter regarding improvements to Hottle Road. The Commission gave direction that the cartway needs to be widened and paved, and there will need to be an appropriate shoulder and drainage. Bob Wynn suggested that 18 feet would be satisfactory for the cartway due to the nature of the road. Bobb Carson explained that curbs, sidewalks and street lights will likely be waived, and there may be a requirement for street trees. If the improvements are waived, the Township incurs a fee for each lot.

The applicant needs to come back to the Commission and show where the prime soils are for the farmland lot. The Commission will also need to see a deed restriction if it is determined that there are lots large enough to be subdivided in the future. Bobb Carson noted that on the subdivision and land use application it lists public water and sewer, and the current land use as residential. These items are incorrect and the plan application form needs to be revised before it is sent to Bucks County.

Plans to Accept for Review Only – None

New Business – none

Old Business – Actions Regarding Pending Plans

- a. Clemons 7/28/08 letter regarding Land Group extension
- b. Brinley Court Subdivision – Action required by September 4, 2008
- c. Dushant Sharma Land Development – Action required September 9, 2008

Bob Wynn recommended denial of the Brinley Court plan based upon the last engineering review dated November 28, 2007. Bob noted that the Bucks County Planning Commission review was never received for Brinley Court. The last engineering review for Dushant Sharma was July 16, 2007 and the last Bucks County review was July 26, 2007.

Bruce Fritchman **moved** to recommend denial of the Brinley Court Subdivision and Dushant Sharma Land Development applications based on the engineering reviews and planning reviews previously referenced by Bob Wynn, unless an extension is received. Pete Lamana **seconded**; the motion **passed** unanimously.

Correspondence – None

Public Comment – None

Code Enforcement and Zoning Administrator – Issues for discussion - none

Planning Commission Comments & Project Reports

Bobb Carson stated that there has been correspondence between the consultant for the Act 537 Plan, the County Health Department and the County Planning Commission. The consultant has data from the tax assessor's office that he is attempting to merge with the parcels maps from the Bucks County Planning Commission and onsite sewage data from the Health Department. He plans to submit to the Township a draft of the community profile and initial problem area definition report by August 6.

Bobb Carson and Robert Ritter have been working on the Comprehensive Plan. Bobb is in the process of writing another report and is planning to get the report to the Commission.

Bobb Carson and Curtis Reiss have made recommendations to the Cooks Creek overlay which will be used in part of the discussion on the overlay.

Planning Commission Work Session

Bruce Fritchman and Bob Wynn met to discuss and review the Storm Water Ordinance and the revised draft is completed. The Commission reviewed and made changes to the ordinance, and will continue working on the ordinance at their next work session.

Adjournment

At 10:30 p.m., Scott Douglas **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick, Recording Secretary

Next meeting: Wednesday, September 3, 2008