

**SPRINGFIELD TOWNSHIP, BUCKS COUNTY
PLANNING COMMISSION
FEBRUARY 5, 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, Barbara Schmoyer, Brad Schultz, Barbara Lindtner, Nancy Young, and Walter French. Township engineer C. Robert Wynn was present.

Minutes of January 8, 2004

Pete moved to approve the minutes of January 8, 2004 as presented. Seconded by Barbara S. Vote was unanimous.

Confirmed Appointments

Rossetti (Michael) Subdivision – Represented by Todd Meyers of Cowan Associates

Todd reviewed the plan explaining that the four-lot subdivision proposed is comprised of 11.71 acres off of Route 412. The lots will be accessed by a shared driveway.

Nancy asked for a brief description of the slope of the lot. Todd referred her to the page of the subdivision plan showing the contour lines.

Walt asked about the plan meeting the sight-distance requirements. Todd explained that this property couldn't meet the desirable sight-distance, but it will meet the required safe stopping distance. Bob explained the difference between the desirable sight-distance and the required safe stopping distance.

Walt also asked if the driveway is wide enough for more than one car. Bob explained that it was about 20 feet wide, which is wider than several Township roads.

Jim stated that he drives past this property often and is concerned about the steep slope of the driveway. The property already has water runoff onto Route 412 and the problem will only become worse. He also mentioned that most people drive much faster than the posted speed limit.

Todd said that the stormwater management plan is adequate and would not add any more water runoff.

Todd reviewed the waivers item-by-item. Brad questioned why he was asking for a waiver to access the property from a collector road. Bob explained that the Ordinance should specify that a property should not be accessed by a collector road if it can be accessed by another road. If the property is only accessible by a collector road, there should not be a waiver required.

Pete moved to grant waivers A, B, C, and D as requested in the letter dated January 19, 2004. Seconded by Brad. Vote was unanimous.

The members were not comfortable granting waiver E, which requests waivers from drainage improvements, cartway reconstruction/overlay, cartway widening, curb, sidewalk, and streetlights along the existing roadways within the frontage of the site.

Jim questioned if we were to grant this waiver would we be giving up stormwater management requirements? Bob clarified that there is a stormwater management plan that would still have to be completed, and the access off of Route 412 will have to be approved by PennDOT.

Walt asked if this were a Township road if the improvements would be required. Bob said most likely they would.

Barbara commented that a lot of vegetation is being removed which will create more of a problem. Todd replied that they wouldn't be leaving just dirt, it would be replanted.

Bob suggested that he and the applicant meet with PennDOT on-site to discuss the improvements.

Pete moved to table the waivers requested in section E of the engineers review letter dated January 19, 2004 until a meeting has been held with the engineer, applicant, and PennDOT. Seconded by Barbara L. Vote was unanimous.

Jim moved to request that the Board of Supervisors send a letter to request PennDOT to begin review of the proposed access to this site, and seeks discussion for drainage improvements along the frontage of the site. Seconded by Pete. Vote was unanimous.

Friendly Review

Bob Rufe – 7.3 acre parcel off of Richlandtown Pike

Mr. Rufe explained that he was interested in a waiver of land development to put a second house on an existing property. He does not want to separate the parcel into two individual parcels. He described the location of the property and the existing building is being used as office space. He would want to use the existing driveway for the proposed house.

Pete mentioned that he is familiar with this property, and Darlene Reiss a neighboring property owner has called him to complain about the water runoff onto her property.

Mr. Rufe said that he has been having problems with Darlene for quite a while. He explained that she is in a flood zone, and his opinion she wouldn't be able to build a house there by today's standards. He said at one time she had somebody clear brush off of a half-acre of his property. She has also called the Board of Health to report his septic had leaked onto her yard, which he claimed never happened.

Pete would like Bob Wynn to look at the sight and give an opinion to the Planning Commission. Bob Wynn also explained that stormwater management would still be required to build the house, unless an exemption was granted.

Walt believes that if there are two dwellings on the property it will eventually be subdivided into two lots. Nancy also questioned why he wouldn't just subdivide the office building off of the lot the house will be built on.

Pete would like to wait until our engineer looks at the sight and gives a recommendation.

Public Comment

None.

Planning Comment

Nancy would like to formally request that the Planning Commission is given copies of the EAC's meeting minutes.

Walt wanted to discuss the Evergreen Estates subdivision plan. He asked if the submission should be considered incomplete. Barbara L. commented that she thinks the submission was very incomplete. Walt questioned if the Planning Commission should grant extensions to this project. Bob Wynn explained that the applicant gives an extension, the Planning Commission does not grant one.

Pete asked Bob to explain the concept of a monitoring well in more detail. Bob explained that the section of the ordinance regarding monitoring wells was written to include the Authority, which no longer exists. He also explained that there are no written details to say how one should be constructed or who should monitor the wells. This should be amended in the ordinance. Pete asked if other Townships that Bob deals with require monitoring wells. Bob said no.

Adjournment

Pete moved to adjourn the meeting at 8:50 p.m. Seconded by Barbara S. Vote was unanimous.

Respectfully submitted,

Jocelyn Tusavitz