

**Planning Commission Meeting
MINUTES**

January 5, 2011

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.

Rich Schilling, Township Manager; Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor and Heather DiSario, Recording Secretary, were also present.

Reorganization

Appoint temporary chairman and Nominate/Appoint Chairman, Vice Chairman, Secretary – Bobb Carson **moved** to appoint Scott MacNair temporary chairman. Scott Douglas **seconded**; the motion **carried**.

Scott Douglas **moved** to nominate the current slate of chair, vice chair and secretary. Pete Lamana **seconded**; the motion **carried** with Bobb Carson **abstaining**.

Approval of Minutes

Pete Lamana **moved** to approve the December 1, 2010 minutes as amended. Scott Douglas **seconded**; the motion **carried**.

Public Comments (Agenda Items)- none

Sketch Plans - None

Confirmed Appointments

Wieder LLA – Quarry & Crowthers Roads – Scott Mease, Mease Engineering, presented for the applicant, Rod Wieder, who was not present. The applicant is proposing a lot line adjustment by adding 6.985 acres from his 10.132 acre property to Mr. Weider’s son’s 15.034 acre lot. Mr. Mease agreed to show the suitable area for an alternate septic site on the final plan.

Mr. Mease reviewed the 11/30/2010 Township Engineer’s review letter:

Item 1 A regarding requested waivers from SLDO Section 402.3 F, and Item 2B SLDO Section 505.16, 506.4.A, 512 and 513 are “will complies.”

Item 2 regarding deed of consolidation is a “will comply.”

Item 3 regarding property monumentation is a “will comply.”

Item 4 regarding easement recording is a “will comply.”

Item 5 in reference to a drafting item is a “will comply.”

Mr. Wynn noted that the Bucks County Planning Commission had no comments.

Scott Douglas **moved** to recommend to the Board of Supervisors to accept the three requested waivers in the 10/26/2010 Engineer review letter with the condition that a note will be added to the plan that a natural resource protection assessment will have to be conducted for any future development of the property. Pete Lamana **seconded**; the motion **carried**.

Pete Lamana **moved** to recommend to the Board of Supervisors preliminary final approval for the lot line change. Scott Douglas **seconded**; the motion **carried**.

Plans to Accept for Review Only – None

New Business – None

Old Business – Actions Regarding Pending Plans

Scott Douglas **moved** to recommend to the Board of Supervisors denial of the Land Group plan based on the 3/19/2008 and 05/21/2007 Township Engineer review letters and failure to represent any changes to the plan, unless an extension request is received. John Chilton **seconded**; the motion **carried**.

Scott Douglas **moved** to recommend to the Board of Supervisors denial of the Dushant Sharma Land Development plan based on lack of response to the 07/16/2007 Township Engineer's review letter, unless an extension is received before the next BOS meeting. Pete Lamana **seconded**; the motion **carried**.

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports

Mr. Wynn discussed the **new** rules for well requirements implemented by the Bucks County Health Department. The rules apply to residential, geothermal, agricultural, and commercial and community wells. Mr. Wynn will draft a revision to the proposed Springfield Township Subdivision and Land Development Ordinance that will be consistent with the Bucks County well permit requirements.

Mr. Carson asked if Commission members would volunteer to attend zoning hearing board meetings. Members volunteered as follows: Mr. Chilton May; Mr. Fritchman April and August; Mr. Douglas June and November; Mr. Ritter July and February; Mr. Lamana September; Mr. Carson January and December and Mr. Reiss March and October.

Mr. Reiss gave an overview of the zoning hearing board meeting he attended.

At 7:45 p.m., Robert Ritter **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, February 2, 2011