

**Planning Commission Meeting  
MINUTES**

January 6, 2010

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

Members present were: Bobb Carson, Robert Ritter, 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**

**a. Appoint temporary chairman**

**b. Nominate/Appoint Chairman, Vice Chairman, Secretary**

Action on reorganization was deferred until the next meeting because of the absence of the Commission's Chair and Vice Chair. Mr. MacNair suggested appointing a temporary chairperson for this meeting.

Pete Lamana **moved** to appoint Bobb Carson as temporary chairman. Robert Ritter **seconded**; the motion **carried**.

**Approval of Minutes**

John Chilton **moved** to approve the December 2, 2009 minutes as amended. Pete Lamana **seconded**; the motion **carried**.

**Public Comments (Agenda Items)- none**

**Sketch Plans**

**Confirmed Appointments**

**Upper Bucks Agricultural Collaborative – Route 212, Springtown** – Paul Dietz, Urwiler & Walter, presented for the applicant, Neil Sullivan, who was also present. The carbonate geology study has been completed and Mr. Dietz met with Township Engineer on site about improvements needed for the shared driveway entrance onto Route 212.

Mr. Dietz explained that the review from the township geologist has not been received. The Township will send the plans to Kent Littlefield of SAIC. Mr. Dietz also explained that they have not received a written decision from the Zoning Hearing Board. Mr. Schilling was in attendance at that meeting and stated that all the applicant's requests were approved. Mr. Schilling will check with the Zoning Hearing Board's solicitor as to why the written decision was not forthcoming within the required time period.

Mr. Dietz reviewed the 12/18/09 Township Engineer's review letter.

Item 1 referring to written documentation is forthcoming.

Item 2 regarding parking and the driveway is a "will comply."

A note will be added to the plan regarding the proposed sewage disposal system as referred to in Item 3. Mr. Dietz stated that no more than 800 gallons will be generated per day. Mr. Dietz will provide a copy of the sewage system permit to the Township.

Item 4A regarding existing features - Mr. Dietz will be adding to the plan the location of adjacent waste water treatment systems including absorption areas and septic tanks per Mr. Carson's request.

Item 4B1 regarding replacement of sidewalks is a "will comply."

Item 4B2 regarding replacement of curbs is a "will comply."

Item 4B3 regarding a capital contribution in lieu of road improvements – The applicant is willing to make a capital contribution.

Notes will be added to the plan regarding storm water management as referred to in Item C. The Commission agreed to recommend approval of the requested waiver on the storm water management ordinance.

Item 5 regarding the driveway improvements is a "will comply."

Item 6 regarding geology study is forthcoming.

Item 7A regarding storm water management is a "will comply." Any needed changes will be made after the studies come back.

Item 7B regarding is a "will comply."

Item 7C regarding calculations is a "will comply."

Item 7D regarding the maintenance agreement is a "will comply."

Item 7E regarding drafting engineering notes is a "will comply."

Item 8 regarding written verification from the Springtown Water Authority is a "will comply."

Item 9 regarding right of way is a "will comply."

Item 10 regarding conditional use approval is a will comply.

Item 11 regarding verification from Bucks County Conservation District is a "will comply."

Item 12 regarding conceptual architectural renderings will be of the part of conditional use application and will be forthcoming.

Item 13 regarding parking lot design is a will comply.

Item 14 regarding tree identification and removal is a "will comply."

Item 15 regarding the financial security agreement is a "will comply."

Item 16 regarding the additional drafting comments is a "will comply."

Mr. Wynn suggested that the applicant will need a letter of support from the Township to send to PennDOT regarding the sidewalk replacement in a historical district. Mr. Wynn's office will draft the letter for the Township.

Mr. Carson asked to see a proposal for the security lighting that meets the requirements of the ordinance for lumens at the property lines. The applicant will be proposing some low security lighting.

Mr. Lamana expressed concern with the neighboring used cars interfering with sight distance on Route 412. Mr. MacNair suggested that restrictions where cars can be parked so as not to interfere with sight distance can be noted in the easement description.

Mr. Sullivan asked if septic systems identification for adjoining properties could be waived. Mr. Carson expressed he would like to see the locations of the systems. The applicant will attempt to get this information from the neighbors.

**Zisko Minor Subdivision – Roundhouse Road** – Rob Zisko was present to represent himself and Stephanie Zisko. Mr. Zisko reviewed the 12/23/09 Township Engineer's review letter.

A note has been placed on the plan as referred to in Item 1.

Mr. Wynn noted the soils are incorrectly listed in Item 2. The resource protection land will be recalculated.

Item 3A regarding road improvements is a "will comply."

Item 3B regarding plan scale - the Commission agreed to approve the plan scale.

The Commission agreed to recommend approval of the waiver listed in Item 3C regarding contour lines.

Item 4 regarding the sewage facilities planning module will be forthcoming.

Item 5 regarding ultimate right of way is a "will comply."

Item 6 regarding monumentation is a "will comply."

Item 7 is a "will comply."

Pete Lamana **moved** to grant conditional final approval based on the conditions listed in the 12/23/09 Township Engineer's review letter and tonight's discussion. John Chilton **seconded**; the motion **carried**.

**Wayne & Roy Johnson LLA – Gallows Hill Road (action required by 2/2/10)** Paul Cooper, Cooper Surveying presented for the applicant Wayne Johnson, who was also present.

Items 3 and 4 are "will complies" as listed in the 12/21/09 Township Engineer's review letter.

Robert Ritter **moved** to recommend approval of the waivers listed in 1 A-C in the 12/21/09 Township Engineer's review letter. Pete Lamana **seconded**; the motion **carried**.

John Chilton **moved** to grant conditional final approval based on the conditions listed in the 12/21/09 Township Engineer's review letter. Pete Lamana **seconded**; the motion **carried**.

**Plans to Accept for Review Only – None**

**New Business**

**Old Business – Actions Regarding Pending Plans**

**Correspondence – None**

**Public Comments - None**

**Planning Commission Comments & Project Reports**

**Mr. Carson** stated that the December 2009 zoning hearing board meeting he was scheduled to attend regarding a cell tower was cancelled.

**Mr. Wynn** distributed copies of the proposed revisions to the SALDO .The Commission is to review Articles 1 through 3 during this month's work session.

At 8:00 p.m., Robert Ritter **moved** that the meeting be adjourned. Pete Lamana **seconded**; the motion **passed** unanimously.

Respectfully submitted,



Heather DiSario  
Recording Secretary

Next meeting: Wednesday, February 3, 2010