

**Planning Commission Meeting
MINUTES**

June 2, 2010

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

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana and Curtis Reiss.

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

Approval of Minutes

Bobb Carson **moved** to approve the May 5, 2010 minutes as amended. Pete Lamana **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans

Confirmed Appointments

a. Sutch Tract Subdivision - Jason Smeland, Lenape Valley Engineering, presented for the applicant, Luann Sutch, who was also present. Mr. Smeland stated that it is not possible to subdivide the property without a waiver. The proposal is to keep the existing driveway and propose a new driveway access for the existing house and for use for any possible further subdivision. If the waivers are granted, the applicant would agree to not further subdivide.

The applicant and Commission came to an agreement that the only way the property would be further developed is if it was in conjunction with the adjoining property. Mrs. Sutch said she understood that the plan proposal for any possible subdivision would need to meet any future ordinances.

Item 3A through C regarding site access are “will comply”.

Item 4 regarding condo association deed of restriction and covenants is a “will comply”.

Item 5 regarding elevation drawing of the unit is a “will comply”.

Item 6 regarding storm water management and agreement is a “will comply”.

Item 7 regarding the wells is a “will comply”.

Item 8 regarding the sand mound and sewage facility planning module is a “will comply”.

Item 9 regarding erosion and sedimentation control permit is a “will comply”.

Item 10 regarding right of way and legal descriptions is a “will comply”.

Item 11 regarding monumentation is a “will comply”.

Item 12 regarding the development/financial security agreement is a “will comply”.

Item 13 regarding a note to be added to the plan about the proposed accessory use is a “will comply”.

Curtis Reiss **moved** to grant the Richlandtown Pike frontage waiver.

Bruce Fritchman **moved** to amend to the motion to add the agreement to limit the future subdivision of the property to 3 total lots, unless in the event there is cooperation with the adjoining Walbridge property, to allow for a loop road, in which case it would be developed under the ordinance of the time. Robert Ritter **seconded**; the motion **carried**.

Scott Douglas **moved** to grant the waiver for the exemption from improvements with the fee in lieu of, conditional upon the installation of the swale and the concrete trench drain and to the language contained in 2B. Pete Lamana **seconded**; Bobb Carson voting **no**. The motion **carried**.

Bruce Fritchman **moved** to grant preliminary plan approval subject to the conditions listed in the May 24, 2010 Township Engineer's review letter. Scott Douglas **seconded**; the motion **carried**.

Plans to Accept for Review Only

a. Bobb Carson – Solar- Mr. Carson described to the Commission his proposal for solar panel installation on his property. The solar panels are proposed to be located 65 to 80 feet from Parkland Road and 400 feet from Peppermint Road. He explained he will have to before the Zoning Hearing Board because the structure is proposed to be located in the 100 year floodplain and wetlands.

The general consensus is that there is no need to do any study because the project will not influence any items the ordinance is designed to protect. A letter is to be drafted to the Zoning Hearing Board stating this. Biological issues will be deferred to the EAC.

Pete Lamana **moved** to write a letter to the zoning hearing board. Robert Ritter **seconded**; the motion **carried**.

Mr. Fritchman will draft a letter and send to the solicitor for review, and then the letter will be reviewed at the next regular Planning Commission meeting.

New Business – None

Old Business

a. Upper Bucks Agricultural Collaborative – Action required by 6-3-10 –

Bruce Fritchman moved to recommend denial of the plan unless an extension is received by June 30, 2010. Bobb Carson **seconded**; the motion **carried**.

b. Act 537 Plan

Scott Douglas **moved** to reaffirm that the Planning Commission did review the Act 537 Plan and made recommendations which Bobb Carson forwarded to Lombardo Associates, Inc. and to the Board of Supervisors who recommended that the plan be adopted with the suggested revisions. Bobb Carson **seconded**; the motion **carried**.

Correspondence – None

Public Comments

Planning Commission Comments & Project Reports

At 8:50 p.m., Pete Lamana **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, July 7, 2010