

**Planning Commission Meeting
MINUTES**

March 3, 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, John Chilton and Curtis Reiss.

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

Approval of Minutes

Pete Lamana **moved** to approve the February 3, 2010 minutes as amended. Scott Douglas **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans

Confirmed Appointments

- a. **Upper Bucks Agricultural Collaborative** – Neil Sullivan presented for the applicant. Mr. Wynn stated that a well certification letter needs to be sent to the water authority with the modules. Mr. Sullivan stated that the PennDOT highway occupancy plan has been submitted to the state, and the storm water comments have been addressed on the new plans, which the Planning Commission had not seen. The right of way will be dedicated and has been added to a waiver request. No historic structure is being removed. The soil erosion plans will be submitted to the Bucks County Conservation for approval. The parking lot encroachment buffer has been added to the new plans. All mature trees on property will remain except for those that need to be removed for the sand mound or the retention basin. An opinion of cost for site work will be submitted, and the adjacent wells and septic have been located and lighting has been added to the plan.

The new driveway has been documented on the new plan, and all sidewalks will be repaired along front of the building. The cartway will be paved to the entrance of the parking lot and will remain a driveway and not become a street. PennDOT will be reviewing the site distance at the driveway entering Route 212. There is written permission from all property owners regarding the right-of-way. Mr. Sullivan stated that Robert Hill and the Gun Club own all encroachment that will be occupied, and Ms. Dorey has a right-of-way onto the Gun Club access. They will all be noted and legally bound to the right-of-way to the road. That land will be included in the runoff calculations. Mr. Sullivan stated that an easement regarding driveway access and legal rights is being prepared. The applicant will be returning next month with the preliminary plan.

Plans to Accept for Review Only – None

New Business

There was a lengthy discussion regarding adult use businesses and junkyards within the Township. The Commission asked for direction from the Supervisors on whether they wish to regulate adult-use businesses. The Commission will consider a barn ordinance to encourage the preservation of barns.

Annual Report – The Commission received copies of the 2009 annual report.

Old Business – Actions Regarding Pending Plans

- a. **Pawar Subdivision – Action Required by 3-31-10** – Pete Lamana **moved** to recommend to the Board of Supervisors denial of the plan for noncompliance with the items remaining in the October 19, 2009 Township Engineer’s review letter, and noncompliance with the preliminary plan approval conditions within the June 18, 2008 action letter, unless an extension is received. Scott Douglas **seconded**; the motion **carried**.

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports

Mr. Carson stated that the Act 537 Plan was approved at the Board of Supervisors Feb 23, 2010 meeting and will be sent to the DEP for review. Mr. Fritchman suggested reviewing the requirements applicable to an applicant during the preliminary subdivision plan stage.

At 8:25 p.m., Bobb Carson **moved** that the meeting be adjourned. Scott Douglas **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, April 7, 2010