

**Planning Commission Meeting
MINUTES**

November 3, 2010

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.

Approval of Minutes

Bruce Fritchman **moved** to table the August 4, 2010 minutes. Scott Douglas **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to approve the October 6, 2010 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans - None

Confirmed Appointments –

a. Upper Bucks Agricultural Collaborative, LLC – Route 212- Paul Dietz, Urwiler and Walter, presented for the applicant. Mr. Dietz explained that the PennDOT permit will be forwarded to the Township Engineer. Item 6 regarding approval from the conservation district is forthcoming, and all the remaining items listed in the October 20, 2010 Township Engineer review letter are “will comply”.

Pete Lamana **moved** to recommend final approval based on completion of the items listed in the October 20, 2010 Township Engineer’s review letter. Bruce Fritchman **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only

New Business -

There was a lengthy discussion concerning procedure in regards to plans that the Zoning Hearing Board receives for review. Mr. Carson raised a concern about how the ZHB is to make an informed decision when they do not have all the pertinent information, particularly in those cases where the applicant does not have to come subsequently to the Planning Commission for review (which also includes an advisory evaluation by the Township Engineer). In conclusion, the burden falls on the ZHB or their solicitor to get that information.

Old Business – Actions Regarding Pending Plans

Correspondence – None

Public Comments –

Rich Schilling announced that Supervisor Jim Brownlow tendered his resignation effective December 15, 2010. There will be an advertisement to fill his vacancy.

Planning Commission Comments & Project Reports

a. Upcoming planning issues:

1. Feasibility of a Central Business District near Route 309* - Mr. Wynn gave Mr. Schilling a cost estimate for determining what will be the sewage capacity for land application for a central business district. Until sufficient funds become available to the Township, it will not be feasible to move forward on this project.

2. Revision of ZO regulations regarding private organization/clubs (ZO Use C-11)* .- The Township Solicitor will research the matter and come back with recommendations.

3. Regulations for renewable energy installations (commercial and residential solar, wind and water power). - Mr. Carson will be returning next month to share with the Commission issues other townships have addressed

b. Others –

Mr. Fritchman distributed information on factory farms. Mr. Wynn will forward the state and Lehigh County ordinances.

Mr. Douglas raised a concern about a new DEP requirement regarding planning modules and systems in exceptional value watersheds. DEP is asking that applicants for single family dwellings provide proof that their septic system will not affect water quality in exceptional value watersheds.

Mr. Fritchman commented that there are now three Commission members trained in GIS. He suggested it would be useful having data on storm water management to assist in evaluating plan submissions. The Township Engineer and Solicitor will be coming up with wording to be added to the SALDO that will require final plans to be submitted in a format compatible with the Township GIS.

Mr. Carson suggested that the Planning Commission and possibly other committees should have an electronic version of the latest ordinances, with amendments integrated into the body of the text.

Mr. Lamana commented on Karen Bedic's ad hoc committee on village viability. There was a lengthy discussion on the matter.

At 8:20 p.m., Bobb Carson **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario
Recording Secretary

Next meeting: Wednesday, December 1, 2010

*Requested by the Board of Supervisors