

**Planning Commission Meeting  
MINUTES**

October 6, 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: Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss.

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

**Approval of Minutes**

Scott Douglas **moved** to table the August 4, 2010 minutes and to approve the September 1, 2010 as amended. Pete Lamana **seconded**; the motion **passed** unanimously.

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

**Sketch Plans**

**Confirmed Appointments**

**a. Baker Major Subdivision** – Scott Mease; Mease Engineering, presented for the applicant, who was also present. Mr. Mease explained that PennDot, NPDES permits and planning module approval have been issued based on the revisions. The geologist issues have been resolved.

John Chilton **moved** to recommend conditional final approval based on the conditions listed in the September 1, 2010 Township Engineer’s review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

**b. Povenski LLA – Povenski Road** – Scott Mease presented for the applicant. Mr. Mease explained that the applicant is proposing a lot line adjustment so the physical features are shown on the adjoining lot. There is no development proposed.

Robert Ritter **moved** to approve waivers 2 A through D as listed in the September 2, 2010 Township Engineer’s review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to recommend to the Board of Supervisors conditional final approval based on the conditions listed in the September 2, 2010 Township Engineer’s review letter. John Chilton **seconded**; the motion **passed** unanimously.

**c. Herman Subdivision – Hottle Road** – Paul Dietz; Urwiler and Walter, presented for the applicant, James Herman, who was also present. Mr. Dietz explained that the shared driveway has been moved onto the property line. Mr. Wynn stated that the portion around the driveway needs to go around the wetlands. The driveway of lot 4 crosses the farmland lot.

Mr. Fritchman stated that when a driveway is crossing someone else’s property it causes a problem. Mr. Fritchman is opposed to waiving that requirement. Mr. Fritchman also noted that the constraints placed on the property may not make this proposal possible. Mr. Dietz feels that he has complied with the ordinance by placing the driveway on the property line and complying with zoning by providing areas that were required for resource protection. All the items in the September 17, 2010 Township Engineer’s review letter are “will complies.”

After a lengthy discussion, it was decided that although the plan is not ideal, it is closest to a compromise in order to develop the back lot.

Scott Douglas **moved** to grant the Section 511.2D waiver allowing the partial exceptions to the driveway being on property boundaries based on the fact that there appears to be no other way to accomplish this and still maintain the 4 resident plan. Pete Lamana **seconded**; Bruce Fritchman **opposed**; the motion **carried**.

Pete Lamana **moved** to grant conditional final approval based upon the conditions listed in the September 17, 2010 Township Engineer's review letter. Robert Ritter **seconded**; Bruce Fritchman **opposed**; the motion **carried**.

### **Plans to Accept for Review Only – none**

#### **New Business**

**a. Mezzaroba – 2305 Township Road** – The applicant, Al Mezzaroba, is seeking a conditional use to convert a barn into a bed and breakfast. The Commission reviewed the Township Engineer's review letter of September 17, 2010.

The applicant is proposing two new elevated sand mound systems for the replacement and the additional system. The applicant is proposing a maximum of three bedrooms at least three bathrooms. The barn has a permit from the health department for the septic that was installed a month ago. The barn is proposed to remain the same size. No trash dumpsters are proposed.

Mr. Mezzaroba explained that the bed and breakfast will not be open to the public for paying guests. No signs are proposed and the parking area is expected to remain the same.

Mr. Schilling noted that before any renovations are done, the Township will need building plans and be in compliance with the UCC codes.

Mr. MacNair suggested the applicant prepare for more thorough and formal questioning during the actual conditional use hearing, especially relating to Section 801 and use E11.

Based upon the information the applicant provided this evening, the Commission finds this proposal acceptable to recommend approval to the supervisors.

Mr. MacNair will draft a letter for Mr. Fritchman to review, and then a letter will be sent to the Board of Supervisors regarding approval of the conditional use application.

Scott Douglas **moved** that the Commission empower Mr. Fritchman to craft a letter with Mr. MacNair's help to the Board of Supervisors recommending they approve the conditional use application for a bed and breakfast on Township Road, subject to the conditions listed in the September 17, 2010 Township Engineer's review letter, and to recommend to the Board of Supervisors approval based on the September 17, 2010 Township Engineer's review letter and the information provided at tonight's meeting. Pete Lamana **seconded**; the motion **passed** unanimously.

#### **Old Business – Actions Regarding Pending Plans**

Bruce Fritchman **moved** to recommend denial of the Grey Lot Line Adjustment based upon the non-completion of items in the September 17, 2008 Township Engineer's review letter unless an extension is provided. Scott Douglas **seconded**; the motion **passed** unanimously.

Scott Douglas to **moved** recommend denial of the Dushant Sharma land development application based on the outstanding issues listed in the July 16, 2007 Township Engineer's review letter unless an extension is received. Bruce Fritchman **seconded**; the motion **passed** unanimously.

### **Correspondence – None**

#### **Public Comments**

#### **Planning Commission Comments & Project Reports**

**a. Act 537 – Results of October 1 meeting with DEP (Rich Schilling)** – Mr. Schilling met with the attorney for DEP via conference call. Mr. Schilling has a list of DEP's issues with the plan, which are mostly clarification issues. The Commission reviewed DEP comments.

Bruce Fritchman **moved** that the Planning Commission consents to the present Act 537 plan. Robert Ritter **seconded**; the motion **passed** unanimously.

**b. SALDO update (Rich Schilling/Bob Wynn)** – SALDO was sent today to the Bucks County Planning Commission.

**c. Scott Douglas** – There was a brief discussion on the status of the GIS. Mr. Douglas is to send Mr. Fritchman the file.

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, November 3, 2010