

Springfield Township, Bucks County

**Planning Commission**

1. **AGENDA** – December 4, 2024; 7:00 PM

Present:  Bobb Carson       Angela Kelly       David Long       Dawn  
Nicholson       Neil O'Brien       Bruce Whitesell       Nicole Zane  
 Lisa Gerhart, Asst. Zoning Officer       Scott MacNair, Solicitor  
 Tim Fulmer, Township Engineer

Next Planning Commission Meeting: January 16; 7:00 PM

*(Meetings are conducted in accordance with Resolution 2024-06 (posted on the bulletin board.)*

*Note: Audio recordings are made of regular Planning Commission meetings to aid in the preparation of accurate meeting minutes. When the transcribed minutes are formally adopted at a subsequent meeting, the audio recordings are erased.*

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**1. Call to Order: Time:** \_\_\_\_\_

**2. Old Business**

- a. Recommendation to BOS regarding possible Cidery at 3425 Glengariff Lane (attached)
- b. Accessory Dwelling Unit standards (attached)

**3. PC Brief Reports**

- a. Comprehensive Plan initiatives – current status & what remains to be done
  - i. Community Infrastructure & Utilities
    - (1) Provide for reliable power options – (A5/6); **Need Lead Volunteer; N. O'Brien – support**
    - (2) Encourage a resilient building stock (A15); Assess stormwater infrastructure and capacity to address community needs (A-/16); **B. Carson – lead**
    - (3) Assess wastewater infrastructure and capacity to address community needs (A22); **D. Long – lead; N. Zane – support**
  - ii. Safety and Mobility
    - (1) Continue to maintain local road network infrastructure for ease of mobility throughout the Township – (C1); **D. Nicholson - lead; (C5); N. Zane – support**
    - (2) Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes (C7, C8-13); **D. Long/D. Nicholson – leaders; A. Kelly, N. O'Brien – support**
  - iii. Livable Centers
    - (1) Provide financially accessible housing that is diverse in type and price point (D1-3); **B. Whitesell – Lead**
    - (2) Promote neighborhood-scale mixed use development in the villages and hamlets (D4); **B. Whitesell – Lead; (D6); B. Carson – support**
  - iv. Rural & Historic Preservation
    - (1) Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife (E23-27); **N. O'Brien – Lead.**
- b. **Need Lead Volunteer**
  - i. Protect high-quality soils from development and other practices that reduce soil health (E1-6)
  - ii. Establish intent of historic preservation within the Township and align the Historic Overlay district (E11-17)

**4. New Business**

**5. Announcements**

**6. Minutes for approval:** 11/21/24

**7. Adjournment:** Time: \_\_\_\_\_

If a plan requires no action, it will not be placed on the agenda (or discussed at the meeting) unless the applicant or his representative contacts the Planning Commission secretary by noon on the Wednesday before the meeting. Regular Planning Commission meetings are held the first Wednesday of each month.