

Planning Commission

MINUTES

December 4, 2024

Members Present: Bobb Carson, Dave Long, Bruce Whitesell, Neil O'Brien, Nicole Zane, Dawn Nicholson and Angela Kelly.

Mr. Carson called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

Informal review

Recommendation to BOS regarding Easement change for 3425 Glengariff Lane (TMP-42-022-001) –The proposed buyers, Kelly Whittaker and David Urffer, wish to purchase the property in question and use it for their hard cidery operation. The preserved property easement is held by Heritage Conservancy, Bucks County and Springfield Township. Heritage Conservancy needs to hear from Bucks County and Springfield regarding their opinion on amending the easement. Motion by Mr. Whitesell, seconded by Mr. Long and unanimously approved to send Mr. Carson's summarized recommendations onto the Board of Supervisors regarding 3425 Glengariff Lane.

Review Accessory Dwelling Unit Standards – Mr. Carson circulated the documented recommendations regarding ADU standards that were compiled over last few meetings. Planning Commission went through each item and adjusted as discussion recommended. Revised version (12/5/24, second draft) was circulated to PC members.

Comprehensive Plan initiatives – Brief reports.

- a. Comprehensive Plan initiatives –
 - i. Community Infrastructure & Utilities
 - (1) Provide for reliable power options – (A5/6); N. O'Brien
 - (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)

Announcements

Mr. Dave Long and Mr. Whitesell thanked Mr. Carson for his dedication and service to this Township as a volunteer for 46 years and all he has done with the Planning Commission.

MINUTES

Motion made by Mr. O'Brien, seconded by Ms. Kelly and unanimously carried to adopt the November 21, 2024, minutes as corrected.

ADJOURNMENT

Motion by Mr. Long, seconded by Ms. Kelly and unanimously carried to adjourn the meeting at 8:42 p.m. Next Planning Commission meeting is January 16, 2025.

Respectfully submitted,



Lisa Gerhart
Secretary/Assistant Zoning Officer