

**Springfield Township, Bucks County
Planning Commission**

NOTE: Meeting will be held at the Township Building

AGENDA – WORK SESSION – November 20th 2025. 7:00 PM

Present:

Members

- | | | |
|---|--|---|
| <input type="checkbox"/> David Long | <input type="checkbox"/> Travis Pantaleo | <input type="checkbox"/> Rich Pursell, Township |
| <input type="checkbox"/> Angela Kelly | <input type="checkbox"/> Bruce Whitesell | Manager |
| <input type="checkbox"/> Dawn Nicholson | <input type="checkbox"/> Nicole Zane | <input type="checkbox"/> Tim Fulmer, Engineer |
| <input type="checkbox"/> Neil O'Brien | | <input type="checkbox"/> Scott MacNair, Solicitor |

Jim Hopkins, Board Liaison

Next Planning Commission Meeting Scheduled: Regular Meeting December 3rd 2025 – 7:00 PM

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

Call to Order: Time: _____

1. New Business

none

2. Old Business

1. update on scenic overlay – Travis/Bruce where do we go from here?
2. event venue discussion, ideas to gather additional feedback? (See attached) All
 1. the potential for a separate noise/nuisance ordinance- Angela/Neil
 - i. draft of Decibel meter protocol.

3. Minutes:

- Approval/modifications of Minutes from October 16th meeting (attached)

4. Public Comments

5. Commission member comments

1. Bruce- Colorado discussion
- 2.

Adjournment: Time: _____

Previously sent comments:

For reference

Neil/Angela....possible for you two to start on a strawman "stand alone" noise ordinance for the next meeting on NOV 20th. (steal with pride, pirate from other townships etc etc,,,) The issue of noise came up again at the BOS meeting last evening with reference to Haycock Camp. Loud music and shooting and yelling. The police are working on a procedure for them and or the residents to USE the decibel meter. (next 30 days Mike is supposed to have something written up but they will eventually need more guidance and teeth. Allowable levels of noise , duration, time allowed etc etc.

and folks, if anyone has ideas on how to get input from the BOSs for the event venue stuff ...please provide. Remember we are REQUIRED to allow the use somewhere in the township.

I was thinking of taking the proposed ordinance we have and taking it apart as such:

Question to Board member: Do you agree/disagree with the definition section? If you do NOT, what would you change.

1. Proposed Definitions:

An Event Venue is a privately-owned building or property used or leased to host multiple scheduled events, including (but not limited to): reunions, weddings, concerts, banquets, parties, shows, conferences, meetings, retreats, fund-raisers, exhibits, fairs, etc. A Principal Use Event Venue is a commercial business whose primary product is event presentations. In contrast, an Accessory Use Event Venue is a site whose primary function is some other use, but which *sometimes* hosts events, commonly to provide funding for its principal operation. Event attendees may be solicited by direct invitation, advertisement, or public announcement.

Question to Board member: Do you agree/disagree with the uses in the specific districts? If you do NOT, what would you change.

1. Event Venue Use by Zoning District

USE	ZONING DISTRICTS								
	WS	AD	RP	RR	DD	VC	VR	HC	PI
X-1 Principal Use Event Venue	N	N	N	N	N	S	N	P/S?	P/S?
X-2 Accessory Use Event Venue	S	S	S	S	S	S	S	S	S

P = Permitted by right

S = Special exception, requiring zoning approval by the Zoning Hearing Board

N = Not permitted

Note: Existing operations (those interviewed 7-9/2023) that might qualify as accessory use event venues under the definition above are to be found currently in the following zoning districts: AD, RP, WS, VC, and VR.

and so on , and so in, and so onblah blah blahhhhhh