

Springfield Township Planning Commission
Meeting Minutes January 2, 2019

Members present: Bobb Carson (Chairman), Karen Bedics, Jay Fuggiti (recording), Brian Hague, Angela Kelly, Dawn Nicholson,
Also present- David Nyman (Bucks County Planning Commissioner), M. Houston

Bobb Carson called the meeting to order at 7:00PM.

A motion was made by K. Bedics and seconded by B. Hague to approve the December 5, 2018 minutes. Approved unanimously.

M. Houston presented the latest version of the Rossi lot line adjustment. He requested waivers from Section 523 (installation of concrete monuments) and relief from sidewalks, curbing et. (sections 505.14, 506.3.A, 514 and 515). A motion to recommend approval of the waivers was made by K. Bedics, seconded by D. Nicholson and approved by all.

Comments from C. Robert Wynn Associates dated December 18, 2018 were reviewed. M. Houston indicated that items 1,2,3,6 and 7 would be complied with as written. Item 4 dealt with the waivers previously discussed. Item 5 was previously considered not applicable as the referenced code addresses property lines that intersect street lines which is not the issue in this case.

A motion was made by D. Nicholson to recommend conditional final approval to the Board of Supervisors. Seconded by A. Kelly, the motion was approved by all members.

B. Carson then asked D. Nyman to share with us his experience in dealing with the expanding issue of accessory uses in agricultural areas. He explained some of the issues he has seen in other townships and addressed various questions from the members. He encouraged us to consider the following as we draft changes to the current ordinance:

1. Need to be specific
2. Need to define what is considered an event
3. Make requirements for special exceptions or conditional uses as a safety net
4. Keep separate from amusements
5. Residential neighbor's initial approval can change as time goes on
6. Traffic, lighting, hours etc. become issues
7. Farmers/developers will push the envelope once in operation

The Planning Commissions reorganization followed with Dawn Nicholson being selected to chair the group in 2019. Jay Fuggit was selected as Vice Chair and Angela Kelly was selected for Secretary.

D. Nicholson then reviewed the final changes to the Target Range Ordinance. A motion by J. Fuggiti and seconded by B. Carson to approve version 5 and pass it on to the BOS was made and approved by all members.

B. Carson then reviewed the letter he had prepared for the BOS outlining the accomplishments of the Planning Commission in 2018. There were no changes suggested so he will forward the letter to the BOS.

The meeting was adjourned at 9:20pm.