

**Planning Commission Meeting
MINUTES**

October 7, 2009

The meeting was called to order at 7:00 p.m. by Bruce Fritchman and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss.

Bob Wynn, Township Engineer and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Bruce Fritchman **moved** to approve the September 2, 2009 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) -None

Sketch Plans – None

Confirmed Appointments

- a. **Sutch Tract Richlandtown Pike – Minor Subdivision** – Jason Smeland, Lenape Valley Engineering, presented for the applicant, Luanne Sutch, who was also present. The 6.3 acre parcel is proposed to be subdivided into 2 lots. Lot 1 is proposed to contain a twin dwelling on 1.01 acres, and Lot 2 is proposed to be 5.01 acres. Mr. Smeland reviewed the September 15, 2009 Township Engineer’s review letter.

Item 1 regarding declarations, covenants and conditions will be forthcoming.

Items 2 and 3 are “will complies.”

The waivers listed in Item 4 are forthcoming. The applicant wishes to have two separate driveway accesses as listed in Item 5. Mr. Fritchman feels having multiple accesses onto a high traffic road is a safety issue. Mr. Carson agreed and suggested abandoning the existing driveway and using only the newly proposed driveway and extending it for the proposed twin dwelling and the existing dwelling, if the sight distances for the new driveway are adequate.

The applicant will be requesting a waiver and offering fee in lieu of street improvements as listed in Item 6.

Item 7 refers to future subdivision and deed restriction of the lots. The applicant does not want to deed restrict the lots. Mr. Fritchman explained that the applicant then needs to show that the properties will be able to access an internal road. Mr. Carson explained that if there are plans to further subdivide, the Commission would need to see a complete plan showing how the entire property is to be subdivided and that such a plan meets all the conditions of the Township’s Ordinance.

Item 8 referring Stormwater Management is forthcoming. Mr. Carson explained that this plan will fall under the new Stormwater Ordinance that was adopted on July 28, 2009.

Item 9 regarding well installation is a “will comply.”

Item 10 regarding planning modules is a “will comply.”

Item 11 referring to Bucks County Conservation District verification is a “will comply.”

Item 12 regarding the dedication of right of way is a “will comply.”

Item 13 regarding monumentation is a “will comply.”

Item 14 regarding developer security agreements is a “will comply.”

The applicant will be requesting a waiver from the drawing scale requirement, and requesting a waiver from depth to lot width ratio of 3:1. The applicant was advised to submit an extension.

Plans to Accept for Review Only – None

New Business – None

Old Business – Actions Regarding Pending Plans

a. Pawar Subdivision – Action required by 10-30-09- An extension was received on October 7, 2009 good through December 31, 2009.

Correspondence – None

Public Comments - None

Planning Commission Comments & Project Reports

Bruce Fritchman explained that the PADEP has recommended increasing the riparian forest buffer to 150 feet on either side of exceptional value streams. Springfield has just revised the stream buffer to 100 feet from each bank of any perennial or intermittent stream. The general consensus of the Commission is that it would be best to move forward with the amendment that has been proposed to the Zoning Ordinance.

Adjournment

At 8:15 p.m., Bobb Carson **moved** that the meeting be adjourned. Robert Ritter **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, November 4, 2009