

**Planning Commission Meeting
MINUTES**

April 2, 2008

The meeting was called to order at 7:05 p.m. by Chairperson Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter and Barbara Lindtner. Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor; Rich Schilling, Township Manager; David Taylor, Zoning Officer and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

The March minutes are to be approved at the next meeting.

Public Comments (Agenda Items) –None

Sketch Plans

Bruno Estates Subdivision - Stoney Garden Road - Moved for consideration after Confirmed Appointments, as applicant was not yet present.

Confirmed Appointments

Cohen Major Subdivision – Lehnenberg Road – Ed Wild, Benner & Wild; Dudley Rice, Crews Surveying, Jim Brasted, Knight Engineering; and Rick Swantek, Envirotech, presented for the applicants Gerald and Janet Cohen. Bobb Carson noted that one of the issues that was raised in the March 26, 2008 Township Engineer’s review letter is the location and size of the building envelopes on each of the 3 lots. Ed Wild asked the Planning Commission what size building envelope is reasonable. Bobb Carson responded that 2 acres is what the Township uses as a standard building envelope. Bobb Carson stated that if 2 acre building envelopes are being proposed on each of the 3 lots, then they need to be shown on the next submission. Ed Wild agreed.

Scott Douglas inquired about having an easement placed across the swale on lots 2 and 3. Ed Wild agreed and stated it will be treated as if it were a wetland. Bobb Carson stated that the conservation easement needs to be shown on the next plan.

Bobb Carson asked about the new stone driveway being built that enters on the Martin property. The driveway runs parallel to Bodder Road, and then enters onto the proposed Lot 1. Bobb Carson stated in this application, the driveway where it crosses the stream would be need accommodated by two open bottom 30 inch culverts, which are not shown on the plan. The proposal is to have the driveway serve Lot 1, come out to Bodder Road, and be disconnected from the existing gravel road. Dave Taylor stated that the driveway application was sent to Bob Wynn’s office for review because of the special exception granted by the ZHB for the driveway to cross the stream/wetland. Ed Wild noted that driveway construction was being done without their knowledge or authorization so they stopped the construction and prepared a plan of remediation. The driveway will come out to Bodder Road and will not connect to the Martin property.

Barbara Lindtner **moved** to accept the waiver addressed in section 3A of the March 26, 2008 Township Engineer’s review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Barbara Lindtner asked that any lot line adjustment done in the future would not be used to add to another property or to create more yield for an adjacent property owner. Ed Wild agreed. Scott MacNair noted that the language will need to be included in a declaration and signed by the developer.

Barbara Lindtner **moved** to approve the waiver referenced in section 3B of the March 26, 2008 Township Engineer's review letter, conditional upon the comments that were previously discussed. Scott Douglas **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to allow the plan to have waiver from Section 504.2.K of the Zoning Ordinance conditional upon a deed restriction as outlined in section 3C of the March 26, 2008 Township Engineer's review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

Barbara Lindtner asked Bob Wynn about Point 5 of the March 26, 2008 Township Engineer's review letter regarding road improvements. Bob Wynn responded that Bodder Road should be improved with a 4 foot wide shoulder and swale for storm water run off. The Planning Commission would like to see an appropriate shoulder and swale along the Martin and Cohen properties and down Bodder road, an appropriate culvert under proposed driveway, appropriate culverts where the driveway crosses the stream, and shoulder and swale improvements along the upper reaches of Lehnenberg Road.

Bobb Carson suggested tabling the requests for relief referenced in section 3D of the March 26, 2008 Township Engineer's review letter regarding ZO Sections 505.16, 506.4.A, 512, 513 and 515.

Scott Douglas asked for the Planning Commission's concession on curbs, sidewalks, and street trees. The general consensus is that the Planning Commission would likely waive curbs and sidewalks, but would like to see shoulder and drainage improvements. The Commission also feels some street trees should be planted to replace removal of any trees.

Barbara Lindtner **moved** to table the waivers requested in section 3D of the March 26, 2008 Township Engineer's review letter. The motion **passed** unanimously.

Scott Douglas **moved** to approve the waivers requested in section 3E of the March 26, 2008 Township Engineer's review letter regarding ZO Section 511.1.A. Robert Ritter **seconded**; the motion **passed** unanimously.

Bobb Carson had a concern that the driveways at 10 feet wide would not be wide enough to accommodate emergency vehicles. It was agreed to meet the SALDO requirements for minimum driveway width.

Scott Douglas **moved** to grant relief on the waivers requested in section 3F of the March 26, 2008 Township Engineer's review letter regarding ZO Section 511.2.D. Barbara Lindtner **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** to grant the waivers listed in section 3G of the March 26, 2008 Township Engineer's review letter regarding ZO Section 522. Scott Douglas **seconded**; the motion **passed** unanimously.

Ed Wild referred to Point 5A of the March 26, 2008 Township Engineer's review letter. He stated that additional infiltration testing on Lot 2 would be an unproductive exercise. Ed Wild proposed placing a conservation easement on the lot but not building a wetland. Bob Wynn felt that the applicant's design engineer should investigate what trees are in the area and what impact the increased saturated condition upslope of the storm water retention structure will have on the vegetation that is growing there. Ed Wild stated they would need to look into that. Bobb Carson stated the Commission would like to see the appropriate tree species planted in the area of the backup of the storm water retention.

Ed Wild stated that items 5B, C, D, E, F, G and H in the March 26, 2008 Township Engineer's review letter are "will comply".

Action on the plan was tabled until the next sets of plans are submitted. An extension was filed until June 30, 2008.

Gross Tract – Winding Road – Ed Wild and Paul Dietz, Urwiler & Walter, presented for the applicants. Ed Wild stated that all items in the Township Engineer’s review letter are “will complies”. Paul Dietz explained that the conservation easements are located on the front of Lot 1 and back of Lot 3. The building envelopes were made smaller than the ordinance requires on Lots 1, 2, and 3. The conservation easements are to be defined by shading on the plan. The Planning Commission members agreed that they were happy with the building envelopes and shared driveways.

Barbara Lindtner **moved** to approve the waivers requested in section 2A of the March 25, 2008 Township Engineer’s review letter regarding SALDO Section 504.2.D . Scott Douglas **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** to approve the waivers as requested in section 2B of the March 25, 2008 Township Engineer’s review letter regarding SALDO Section 504.2.K. Scott Douglas **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to grant the waivers requested in section 2C of the March 25, 2008 Township Engineer’s review letter regarding SALDO Sections 505.16, 506.4.A, 512.1, 513.1, and 526, conditional upon subparagraphs 1 and 2 as stated. Barbara Lindtner **seconded**; the motion **passed** unanimously.

Rich Schilling noted that the fee schedule for the waivers listed in section 2C subparagraph 1 of the March 25, 2008 Township Engineer’s letter should read Resolution 2008-006.

Paul Dietz stated that they will fund the cost of installing speed limit signs on Winding Road.

Barbara Lindtner **moved** to grant conditional preliminary approval based on the March 25, 2008 Township Engineer’s review letter and tonight’s discussion. Scott Douglas **seconded**; the motion **passed** unanimously.

Sketch Plans

Bruno Estates Subdivision - Stoney Garden Road – Jack Keshishian, K2G Developers; presented for the applicant Anthony Chiarolanza, of Lanza Construction, who was also present. Mr. Keshishian explained that the property is a 3.78 acre parcel located on Stoney Garden Road that borders Springfield and Nockamixon townships. The proposal is to create 2 lots, a 1.8 acre and 1.9 acre lot. Barbara Lindtner noted that she is not comfortable creating 2 lots that are nonconforming because there is a 2 acre minimum lot size. Jack Keshishian assumed that the Springfield would want the property line at the township line. He noted they need to go before Nockamixon Township’s planning commission. Bobb Carson stated that the proposal would be creating two lots in the front, and the big lot in the back. The lot in Nockamixon Township would then not have access to a road, making it a landlocked parcel. Bobb explained that the Planning Commission needs to see a proposal for the development of all the parcels in question, including plans for the back parcel. Bobb stated that the natural resources need to be mapped and identified on the next sketch plan submittal. The Planning Commission needs to see the plan for the entire property so they can give the applicants better direction.

Plans to Accept for Review Only – None

New Business – None

Old Business - None

Correspondence – None

Public Comment - None

Planning Commission Comments & Project Reports

a. Storm water Ordinance – Bob Wynn is putting together and adding some appendices with additional language that better ties the storm water ordinance with the state’s Best Practices Manual regarding on site infiltration testing, non structural BMP, and low impact development procedures.

b. CCW Overlay (Zoning Ordinance) and Wetlands Identification – Scott Douglas spoke with Mark Gallagher of Princeton Hydro about Nockamixon’s ordinance regarding wetland identification. Bob Wynn will find out what Nockamixon Township has adopted.

c. Sewage Facilities (Act 537) Plan – Rich Schilling contacted Lynn Bush at the Bucks County Planning Commission about providing digital data for Springfield Township’s comprehensive plan. The data should be provided 2 weeks after supervisor approval of funding. Scott Douglas suggested contacting the Heritage Conservancy for some of the information.

d. Zoning hearing report – There was no meeting in March. A decision regarding the Kukowski case will be made at the next zoning meeting in April.

e. Comments – There was a lengthy discussion about approaching the subdivision ordinance revision.

Planning Commission Work Session

a. Discussion of the storm water ordinance revision will continue at the upcoming work session.

Adjournment

At 9:20 p.m., Bobb Carson **moved** that the meeting be adjourned. Barbara Lindtner **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, May 7, 2008