

**Planning Commission Meeting
MINUTES**

May 6, 2009

The meeting was called to order at 7:00 p.m. by Bobb Carson 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; Scott MacNair, Township Solicitor and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

Bobb Carson **moved** to approve the February 4, 2009 minutes as amended. Scott Douglas **seconded**; the motion **passed** unanimously.

Bruce Fritchman **moved** to approve the April 1, 2009 minutes as amended. John Chilton **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) –None

Sketch Plans

Upper Bucks Agricultural Collaborative – Route 212 – Neil Sullivan, Sullivan Building and Design Group and Paul Dietz, Urwiler & Walter, presented for the applicant. The owner intends to restore the existing farmhouse as a museum to be open to the public. The two adjacent storefronts are proposed to be turned into a tearoom and retail store. 13 parking spaces are being proposed. Mr. Carson suggested getting permission to use the adjacent parking lot for overflow parking. The barn and ice house are proposed to be used for storage only.

Mr. Dietz referred to the 4/16/09 Township Engineer's review letter. Item 1 regarding zoning will be forthcoming. Item 2 regarding the historic nature of the buildings is a "will comply". Item 3 regarding carbonate geology study is a "will comply". 13 unpaved parking spaces are being proposed as listed in Item 4A. Item 4B is a "will comply". The applicant may need to get permission to use an existing stone driveway as noted in Item 4C, as it is located outside the property in question. The applicant is looking to go to the Zoning Hearing Board regarding the buffers listed in Item 4D. Item 4E regarding the septic system is a "will comply". Mr. Wynn stated that the carbonate geology trenches should be shown on the plan. Item 4F regarding parking setback of 15 feet is forthcoming. There will be no centralized trash facility as listed in Item 4G. There is no outdoor lighting proposed as mentioned in Item 4H. Mr. Carson suggested the applicant states what operating hours are being proposed. Item 5 regarding the buffer is a "will comply".

The plan proposal has a space for the primary septic but not back up as listed in Item 6. Mr. Carson suggested looking at other systems besides a sand mound, and also identifying an alternate disposal site on the plan. Item 7 regarding public water connection is a "will comply". Item 8 regarding storm water is forthcoming. Item 9 regarding building development is a "will comply". The applicant proposes replacing the existing sidewalks as listed in Item 10. Items 11 and 12 are "will complies".

The applicant will submit a plan with the Commission's comments taken into consideration.

Confirmed Appointments

Baker Major Subdivision – Hellertown Road – Scott Mease, Mease Engineering asked to table the appointment at the request of the applicant.

Scott Douglas **moved** to table the Baker consideration at the request of the applicant. Pete Lamana **seconded**; the motion **passed** unanimously.

Scheetz Minor Subdivision – Povenski Road – Mr. Mease presented for the applicants, Ryan Scheetz and Ron Boule, who were also present. A sketch plan was presented that showed 7 lots with an average of 8 acres. There was a lengthy discussion regarding the plan layout, as the suggested “fully developed” plan could not be implemented without altering lot lines established in the initial 2-lot subdivision. It was suggested that a public road be installed as opposed to a private road. The applicant will be coming back with a plan showing a 2 lot subdivision and an alternate fully developed plan that will accommodate the initial lot lines.

Allem/Gross – Route 212 – Scott Mease presented for the applicant, Dwayne Gross, who was also present. Mr. Mease referred to the 4/13/09 Township Engineer’s review letter. Item 1 and its subsections are “will comply.” Item 2 regarding the geology report has been addressed. Item 3 regarding declaration of restrictions and covenants is a “will comply.” Item 4 regarding a water service agreement letter from the Springtown Fire Company is a “will comply.” Item 5 has been completed and signed off by health department. Item 6 (drafting items) is a “will comply.” Item 7 regarding dedication of roadway is a “will comply.” Item 8 regarding the shared access easement is a “will comply.” Item 9, regarding approval from the Bucks County Conservation District, has been completed. Item 10 financial security agreement is a “will comply.”

Bobb Carson **moved** to grant conditional final approval contingent on meeting the items listed in the 4/13/09 Township Engineer’s review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

New Business

- a. **Open space proposal regarding Locust Valley Golf Course** – The general consensus of the Commission is that the item should go before the Open Space Committee first, but that, from a planning perspective, the Township should not enter into an easement agreement that would reduce land available for wastewater disposal in the (high-density) Development District. Mr. Carson will draft a letter and circulate to the Board of Supervisors within the next week. The Commission would consider revising its recommendation if open space (available to Springfield Township residents for recreation) could be negotiated in exchange for sewer service from Upper Saucon Township for the Development District.

Old Business

- a. **Brinley Court Subdivision – Action required by 6/1/09** – Bruce Fritchman **moved** to deny the Brinley Court Subdivision based upon lack of activity in response to the Township Engineer’s September 2007 review and the lack of receipt of the Bucks County Planning Commission review which is required by the subdivision ordinance. Robert Ritter **seconded**; the motion **passed** unanimously.
- b. **Dushant Sharma Land Development – Action required by 6/16/09** - Scott Douglas **moved** to deny the Dushant Sharma Land Development based on the items listed in the Township Engineer’s 9/16/07 review letter and the 9/6/07 Bucks County Planning Commission review letter, unless an extension is received from the applicant before the next Board of Supervisors meeting. Pete Lamana **seconded**; the motion **passed** unanimously.

Informal Review

- a. **Johnson – 1977 Gallows Hill Road** – Wayne Johnson stated that he would like to make a lot line adjustment for a horse pasture. The Commission explained the process to Mr. Johnson and the general consensus is that there is no problem with the proposal.

- b. **Durborow – 1611 Old Bethlehem Road** – Mr. Durborow is proposing to cut a lot in half leaving 3 acres on the front and 2.7 acres in the back. Mr. Carson explained that unless more property is purchased from the neighbor, the applicant would have to go for a variance, with no guarantee that it would be approved. The Planning Commission felt that purchasing additional land, so that 2 3-acre lots could be created, would be a better way to proceed. However, the Planning Commission cautioned Mr. Durborow that access to the proposed new lot (fronting on Roundhouse Road) might be complicated by its proximity to the intersection with Winding Road.

Correspondence – None

Public Comment - None

Planning Commission Comments & Project Reports

Zoning Hearings - Curtis Reiss gave his report of attending two zoning hearing meetings. The variances at both meetings were approved. No fundamental zoning issues were raised at the hearings that the Planning Commission should consider.

Adjournment

At 9:45 p.m., Scott Douglas **moved** that the public meeting be adjourned. Pete Lamana **seconded**; the motion **passed** unanimously. At 9:45 p.m., the Commission entered into a work session to discuss Zoning Ordinance Article 9 (Signs) revision.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, June 3, 2009