

**SPRINGFIELD TOWNSHIP, BUCKS COUNTY
PLANNING COMMISSION
APRIL 7, 2004**

The meeting was called to order at 7:00 p.m. by Chairman Jim Brownlow. Members present were: Pete Lamana, Barbara Schmoyer, Nancy Young Walter French. Tim Fulmer representing Wynn Associates was present.

The members held a brief work session.

MINUTES OF MARCH 3, 2004

Pete Lamana moved to approve the minutes as presented. Seconded by Nancy Young. Vote was unanimous.

FRIENDLY REVIEW

Michael Rosetti – New Sketch Plan. Todd Meyers, Cowan Associates

The new design shows Lot 1 and Lots 2 larger, lot 3 remains the same. Todd Meyers is looking for an opinion from the Planning Commission so he can go forward with PennDOT.

Walt French asked if the lot sizes are accurate. Todd replied they are approximate. The applicant will also have to do a lot line adjustment along with subdivision of the property. Tim Fulmer explained this can all be taken care of at the same time.

Jim Brownlow likes the idea of moving the driveway however; he doesn't like irregular lot-lines. Jim appreciates the change to the plan.

Todd Meyers explained he prepared the sketch based on the discussions with the Planning Commission at the last meeting.

Pete Lamana asked Tim Fulmer how the sketch plan looks from an engineering point of view. Tim stated the applicant will need relief on lot line configuration and will still require waivers. Walt French stated safety is a big concern here, particularly when the roads are icy.

Tim Fulmer stated the ice issue was noted to PennDOT.

CONFIRMED APPOINTMENTS

Roher Subdivision – Attorney Kevin Sommar was present.

Attorney Sommar stated the property in Springfield did not comply with Township Zoning requirements of three acres. The revised plan shows Lot #3 does meet the Zoning Requirements of three acres.

Tim Fulmer stated Haycock Township will take care of operation and maintenance agreements the spray irrigation system for Lot 3, even though the house is in Springfield, the system is in Haycock.

Attorney Sommar feels most issues of the February 18th letter have been resolved. The application to PennDOT will be sent this week.

Walter French referenced Item 8 in the letter from Wynn Associates dated February 18, 2004:

“A number of unlicensed vehicles or vehicle parts exist on the property. Pursuant to Section 403.G.1 of the Zoning Ordinance, a parcel utilized for the storage of used or discarded vehicles and parts thereof is an automobile salvage yard, which is not permitted within the Agricultural Zoning District. All unlicensed vehicles and vehicle parts must be removed, or stored inside a garage”.

This is in violation of the Zoning Ordinance. Walt feels strongly this situation should be cleared up before any approval is given.

Jim Brownlow suggested the matter be referred to the Zoning Officer to follow-up with this problem.

Pete Lamana is concerned how long it will take after approval is given until the property is “cleaned up”.

Walt French suggested giving preliminary approval with the condition included that the property must be cleaned up in accordance with the zoning requirements of the township.

Tim Fulmer reported Haycock Township has a time-frame regarding clean up of the property in that Township.

Attorney Sommar stated they will try to do the entire property at one time; it is difficult dealing with two townships. Walt commented that should not keep the property from being cleaned up.

Tim Fulmer stated the Planning Commission could give preliminary approval with conditions.

Jim Brownlow asked where the acreage came from to make the lot conform to Springfield Zoning. Attorney Sommar stated Lot #2.

Tim Fulmer stated the revised plan was substantially different and doesn't entitle it to the old waivers. There are two waivers that no longer apply.

Walter French moved to approve the following waiver request:

Waiver of Section 506.4.A, 512, and 513 (requiring cartway widening, curb, and sidewalks along roadways within the frontage of the site)

Pete Lamana seconded. Vote was unanimous.

Walter French moved to grant Preliminary approval based on the conditions listed in Wynn Associates review letter dated February 14, 2004 and also, before final plan approval, the Planning Commission receive a letter from the Zoning Officer stating Item 8 (Cleanup of the Property) has been satisfied. Seconded by Pete Lamana. Vote was unanimous.

Meyers Lot Line Adjustment – Scott Mease, Mease Engineering

Scott Mease reminded the Planning Commission the only outstanding item for this plan was Bucks County Planning Commission review.

Item 2. All property and right-of-way monumentation has been installed and certified in writing.

Item 3. A legal description for the ultimate right of-way area offered for dedication within the frontage of Tax Parcel 42-12-112-1 was submitted with the revised plan.

Pete Lamana moved to grant Preliminary/Final plan approval for Meyers Lot Line Adjustment conditioned upon outstanding items listed in Wynn Associates review letter dated March 15, 2004. Seconded by Barbara. Vote was unanimous.

NEW BUSINESS

Robert Rufe – Requests waiver of land development.

Mr. Rufe reminded the Commission he appeared before them two months ago. Tim Fulmer referenced a memo from Bob Wynn.

Walter French does not favor waiving land development. Bob Rufe does not want to go through subdivision. Walt does not want to create a problem for the future.

Tim Fulmer explained stormwater would have to be taken care of. The situation cannot be made worse, possible could improve the situation.

Jim Brownlow agrees with Walter, why create problems in the future.

Barbara Schmoyer stated this would be a subdivision now or later. Nancy also agreed.

Attorney Dudeck, representing adjoining property owner Darlne Reiss, stated a 2001 Zoning Hearing Board decision condition was no further subdivision. He strongly cautioned the planning commission not to waive anything. Darlene Reiss stated “my place is turning into mud”.

Tim Fulmer suggested the Solicitor and township look at the Zoning Hearing Adjudication and interpret it.

The Planning Commission recommended the Township refer this matter to the Township Solicitor for review pending consideration of land development waiver request.

Pete Lamana moved to table the matter. Seconded by Walter French. Vote was unanimous.

Verna – Used Car Lot – Request for Waiver of Land Development – Todd Meyers, Cowan Associates

Todd explained Mary Creticos had an office there. Mr. Verna leased the property from Mary. He is currently bringing the building up to code.

PennDOT has no records that indicate a permit was ever granted for a driveway. The applicant will be compliant with stormwater management. He also needs L&I approval and a permit to sell cars.

Tim Fulmer spoke with Code Enforcement Officer Jeff Mease on several occasions about this situation. Tim asked if street improvements, including curbs are proposed. Todd replied if PennDOT requires the improvements they will have to be done.

Jim Brownlow asked Tim Fulmer for his opinion. Tim stated there are no new buildings, and the use is still permitted on the site. However, a buffer is required, also lighting and the hours of operation proposed are 10:00 a.m. to 7:00 p.m. Monday through Friday and 10:00 a.m. to 4:00 p.m. Saturday. Closed on Sunday.

Nancy asked if the existing house is proposed to be the office. Mr. Verna replied it is. Nancy feels the parking lot should be paved, there is too much dust.

Tim Fulmer stated the Handicapped area would have to be paved.

Mr. Verna agreed if that is what must be done, he will do it.

Walt French is concerned that if the Planning Commission recommends waiver of Land Development, Mr. Verna could throw out the plan and do what he wants.

Tim Fulmer suggested any approval be conditional. Todd Meyers Believes the applicant would be compliant with conditions.

Pete Lamana asked how long the lease is. Mr. Verna replied one year. Mary Creticos would like him to purchase the property after that time.

Todd Meyers will have a sketch prepared for the Planning Commission to review and he will also do some stormwater calculations.

Subdivision Ordinance Draft Amendment

Pete Lamana would like the section on P-Loops clarified.

Barbara Schmoyer moved to send the Amendment to the Board of Supervisors and recommend submission to the Bucks County Planning Commission for review. Seconded by Nancy Young. Vote was unanimous.

PUBLIC COMMENT

Alex Bodian discussed waivers of land development. If a waiver is granted to Verna there should be a stipulation to meet all requirements of the ordinance.

Dennis Steskal discussed Implementation of trails link program. Dennis stated there are a lot of people who believe this is a wonderful plan.

PLANNING COMMISSION COMMENTS

Walter French thanked Jim Brownlow for the yearly report. Walter moved to forward the report to the Board of Supervisors. Seconded by Nancy Young. Vote was unanimous.

Pete Lamana discussed the Code Enforcement requiring permit signs to be displayed. signs.

ADJOURNMENT

Pete Lamana moved to adjourn the meeting at 9:45 p.m. Seconded by Barbara Schmoyer. Vote was unanimous.

Respectfully Submitted

Barbara A. Smith
Secretary