

**Planning Commission Meeting
MINUTES**

January 8, 2014

The meeting was called to order at 7:01 p. m. by Scott Douglas and opened with the *Pledge of Allegiance*.

Members present: Scott Douglas, Bobb Carson, Bruce Fritchman, Karen Bedics, Curtis Reiss, Stephen Smith and John Chilton. David Nyman, Interim Township Manager, C. Robert Wynn, P.E., Township Engineer and Terry Clemons, Esq., Township Solicitor were also present.

Reorganization

Ms. Bedics **moved** to appoint Mr. Chilton as temporary chair. Mr. Smith **seconded** the motion and it was **approved**.

Mr. Smith **moved** to nominate Scott Douglas as Chair. Mr. Reiss **seconded** the motion and he was **appointed** unanimously.

Mr. Reiss **moved** to nominate John Chilton as Vice Chair. Mr. Smith **seconded** the motion and he was **appointed** unanimously.

Mr. Douglas **moved** to nominate Karen Bedics as Secretary. Mr. Chilton **seconded** the motion and she was **appointed** unanimously.

Approval of Minutes

Ms. Bedics **moved** to approve the Minutes of November 6, 2013 and the Minutes of December 5, 2013. Mr. Smith **seconded** the motion and it was **approved** unanimously.

Public Comments (Agenda Items) – None

Sketch Plans – None

Confirmed Appointment

Shimp Major Subdivision – Pullen Station Road – No one was present to discuss this submission.

Geissinger LLA – Locust Valley Road – Mr. Scott Mill of Van Cleef Engineering, reviewed the previous presentation, noting that his client is seeking one deed of consolidation. Mr. Clemons indicated the need for a legal description for the parcel to be conveyed and a complete description of the consolidated parcel. It was suggested that the consolidation request be approved subject to the approval of the Township Solicitor. Further, required monumentation was clarified.

Ms. Bedics **moved** to recommend approval the waiver of Section 402.3. K, requiring tract boundaries to be determined by field survey. Mr. Smith **seconded** and it was **approved** unanimously.

Ms. Bedics **moved** to recommend conditional final approval for the Geissinger LLA subject to compliance with the C. Robert Wynn review letter dated November 27, 2013. Mr. Fritchman **seconded** the motion and **approved** unanimously.

Plans to Accept for Review Only – None

New Business

Agricultural Security Applications for Alan and Michael Mohr, 1051 Passer Road (TMP# 42-5-98) and the Jamann Family, 1925 Old Bethlehem Road (TMP# 42-20-32 & 42-12-70) were presented for review. Both applicants expect to use the Bucks County Agricultural Preservation program which requires being in the Agricultural Security Program.

Mr. Smith **moved** to concur with the recommendation to include the three parcels in the Agricultural Security District. Mr. Reiss **seconded** the motion and it was **approved** unanimously.

Informal Review - None

Old Business

Amendments to Zoning Ordinance Lighting Regulations: Edits to Zoning Ordinance Lighting Regulations were reviewed and discussed.

Mr. Smith **moved** to recommend submitting the Ordinance to the Supervisors to authorize having it reviewed by the Bucks County Planning Commission. Mr. Douglas **seconded** the motion and it was **approved** unanimously.

Lighting Plan SLDO revisions: Mr. Wynn reviewed his recommendations to the Subdivision and Land Development Ordinance to coordinate with the proposed new Zoning Ordinance Lighting Regulations. A draft of those recommendations was distributed at the meeting and a digital version is to be circulated to the Commission for further review.

Alternative Energy Facilities Regulations: The latest draft of the Alternative Energy Facilities Regulations dated 10-22-2013 with suggested revisions from Mr. McNair and Mr. Wynn, emailed to the Commission by Mr. Carson 12-11-2013 were reviewed. Mr. Carson will incorporate the suggested revisions agreed upon into a final draft to be sent to Mr. Clemons and Mr. Wynn for the preparation of a formal Ordinance amending the Zoning Ordinance.

Correspondence

Mr. Douglas noted receipt of copies of the *Township News* and *PSATS News Bulletin*. These were passed to Ms. Bedics for her review and comment.

Public Comments - None

Planning Commission Comments & Project Reports

Mr. Douglas noted the Annual Report: 2013 which was included in the Commission's packets. It was the consensus of the Commission to accept the report as presented and have it presented to the Board of Supervisors.

Ms. Bedics noted that the State Transportation Bill had passed; the State Supreme Court struck down several of the zoning and environmental provisions of Act 13, but future court challenges are expected; recycling updates are being proposed; there is potential funding for Get Outdoors PA; revisions to the Right to Know law are under consideration; there is a State Planning Board proposal to streamline the land planning process; and several other House Bills were reviewed.

Adjournment

With no additional business, Mr. Smith **moved** to adjourn the meeting at 9:02 PM, **seconded** by Mr. Bedics and **approved** unanimously.

Respectfully submitted,

David R. Nyman
Interim Township Manager

Next meeting: Wednesday, February 5, 2014