

**SPRINGFIELD TOWNSHIP, BUCKS COUNTY
PLANNING COMMISSION
REORGANIZATION MEETING
JANUARY 8, 2004**

Nancy Young called the meeting to order at 7:00 p.m. Members in attendance were Brad Schultz, Pete Lamana, Barbara Schmoyer, Barbara Lindtner, and Walt French.

Reorganization

Appoint Temporary Chairman

Pete moved to appoint Brad Schultz as temporary chairman. Seconded by Nancy. Vote was unanimous.

Appoint Chairman, Vice Chairman, and Secretary

Pete moved to appoint all current positions by acclamation. Seconded by Walt. Vote was unanimous. Jim Brownlow will remain the Chairman, Nancy Young will remain the Vice Chairman, and Brad Schultz will remain the Secretary.

The members held a brief work session.

Minutes of December 3, 2003

Brad moved to accept the minutes with one spelling change. Seconded by Barbara S. Vote was unanimous.

Action Required

Extensions were received for Springtown Country Manor (5/5/04) and Michael Rossetti (4/7/04) Subdivisions. An extension has not yet been received for the Cross Creek Subdivision.

Pete moved to recommend denying the Cross Creek Subdivision plan unless and extension is received by the next Board of Supervisor's meeting. Seconded by Barbara L. Vote was unanimous.

Confirmed Appointments

Dunlap – Represented by Todd Myers of Cowan and Bill Dunlap

Todd explained that Kent Littlefield has reviewed the carbonate geology report and that the soil testing has been completed. The planning modules were sent to the Health Department on January 6, 2004 but have not been completed and returned yet.

Tim reviewed a letter sent to the Township from the Health Department stating that the soils testing has been completed, however the Township has not received signed planning modules yet. Tim explained that usually the Township would not grant approval without the planning modules in hand.

Barbara L. said that it would not be right to grant approval based on the fact that we usually follow a procedure to wait until we have the planning modules.

Bill Dunlap explained that he has spoken with Art Carlson from the Health Department and the planning modules should be completed and sent to the Township soon.

Brad commented that he wouldn't see a problem with granting conditional approval.

Brad moved to grant preliminary-final approval conditioned upon planning modules being received and the completion of outstanding items contained within the engineer's review dated November 20, 2003. Seconded by Walt. Vote was unanimous.

Balik – Represented by Scott Mease

Scott reminded the Planning Commission that they wouldn't give approval last month because the planning modules were not received from the Health Department yet. They have since been received.

Brad moved to grant preliminary-final approval conditioned upon all outstanding items being completed in the engineer's latest review letter dated November 17, 2003. Seconded by Pete. Vote was unanimous.

Correspondence

Evergreen Estates – P Loop, Letter from James McNamara

The Planning Commission reviewed a letter received from James McNamara dated December 19, 2003. In the solicitor's opinion no variance is necessary for the lot contained within the P-Loop providing no setback requirements are violated, because the Zoning Ordinance does recognize odd shaped lots. He suggests that a note should be added to the plan to read "this particular lot shall have a building envelope where no part of the defined envelope shall be closer to the street than the required front yard setback."

Tim commented that he has not read the letter yet, but he would still have trouble determining the lot lines with the provided definitions. Brad asked Tim to clarify some of the definitions.

Walt stated that he doesn't think the stormwater management plan is a good one. He has gone out and seen a lot of water in this area, not specifically from this lot. The Planning Commission has also requested to see the plan with either a cul-de-sac or more than one lot in the P-Loop, and is generally not pleased with the response from the applicant.

Barbara S. mentioned she doesn't like the idea of one lot in the middle of the loop. She doesn't think there would be very much privacy.

Scott mentioned that privacy wouldn't be an issue because 30 ft. evergreen trees very densely cover the lot.

Walt suggested that maybe the area inside the P would make a nice community park area.

Nancy discussed sidewalks in communities. She feels that it is very important to start enforcing curbs and sidewalks. Whether they are characteristic or not, people should be able to walk around in their own community. She has seen several large subdivisions in other townships where there are no sidewalks and people walking in the road. Barbara L. agrees they should become characteristic.

Tim explained some of the different options. If sidewalks themselves don't seem to fit in possibly a bike trail would.

The Planning Commission is generally not pleased with the plan. No action was taken.

Public Comment

None

Planning Comment

Brad Schultz said he was recently at a presentation by the Brookings Institution, which focused on urban sprawl and lack of regional planning in Pennsylvania. He said this was a very eye-opening presentation and he would leave a copy of the book at the Township for anyone interested.

Adjournment

Pete moved to adjourn the meeting at 8:30 p.m. Seconded by Nancy. Vote was unanimous.

Respectfully submitted,

Jocelyn Tusavitz