

Planning Commission Meeting Minutes
March 4, 2015

Members present: Scott Douglas, Curtis Reiss, Bobb Carson, Stephen Smith, Bruce Fritchman, Karen Bedics

Also present: Scott Meese, Engineer; David Vickery, Suzanne Leeson, Mr. Michael Toth

Call to order- 7:05 pm

Minutes-February 2015 minutes- tabled/ PC members need to review.

No public comment (on agenda items)

No Informal reviews

No Sketch Plans

No Old Business

New Business- Vickery Lot Line Adjustment request: Tax parcels 42-22-60 and 42-22-73

Request by David Vickery and Suzanne Leeson to adjust property boundary lines to convey 12.018 acres from TMP#42-22-73 to TMP#42-22-60- which is currently 17.018 acres. After this is granted and completed, TMP 42-22-60 will remain landlocked and be preserved by the Bucks County Dept. of Parks/Recreation There is to be NO DEVELOPMENT on either parcel. The Vickery's request to grant a waiver of Section 504.3 in the Subdivision and Land Development Ordinance requiring lot lines to be oriented at right angles. This waiver is requested to ensure the proposed new property line contains non-perpendicular bends, and to retain the 5 acres of TMP 42-22-73 with frontage along Indian Way. Waiver requested to allow 42-22-73 to have angle point in it between Indian Way and property line and create a regular shaped lot.

Engineering plans by Scott Meese, deed copy, SALDO review application from Bucks County Planning Commission, Springfield township subdivision review application, C.R. Wynn's engineering review letter and copy of waiver request were submitted to planning commission members for review.

Planning commission members agreed to grant the SALDO waiver of Section 504.3, providing the applicant complies with all the outstanding items of Wynn's Feb. 16, 2015 letter. Motion by Bruce Fritchman; second by Curtis Reiss. Vote unanimous.

Toth Zoning Variance Request

Mr. Michael Toth attended to ask the Planning Commission for support and feedback for his variance application for parcel 42-018-031, located in Village Residential area of Springtown. Property in question has accessory building- a barn, which was built in 2004-05. It is presently used as living quarters and for product storage.

Post construction of the barn, Mr. Toth never had a final inspection or was issued a "certificate of occupancy" from the township. In the past, he had a book selling business in Springtown. Later, he moved his book inventory to the new barn and sells books- mostly over internet. Mr. Toth needs "proper documentation" to refinance. When he applied for home occupation permit, the township denied for violations in the following sections:

- 403.H.4(c)- square footage of signs
- 403.H.4(d) prohibiting home business from selling items not produced on premises
- 403.H.4 (g) which limits the area where products are stored to 600 square feet or 25% of the dwelling unit area- whichever is less.
- 403.H.4(j) lack of adequate parking spaces

Sign was removed and parking space issue resolved, but Mr. Toth needs to apply to zoning hearing board for variance for the other two issues (d and g)

After questioning Mr. Toth and discussion by Planning Commission members, decision made to recommend to Board of Supervisors to grant the variances for section 403.H.4(d) citing that Mr. Toth's book selling business does not pose any harm to the health/safety/welfare of residents. However, the Planning Commission opposes granting the variance for section 403.H.4 (g), regarding square footage requirements because non-compliance with ordinance is self-inflicted, the hardship, the hardship is wholly financial and Mr. Toth has the option of relocating his business back into the commercial district of Springtown. Bobb Carson suggested that Mr. Toth could avoid a variance ruling on this question by partitioning his barn area so that the book storage is restricted to less than 600 square feet.

Discussion(s): Karen Bedics suggested that the PC and BOS members need to review our zoning ordinance and regulation of small home businesses that sell on Craigslist and E-bay. We may need to set new criteria for these types of businesses, since the township wants to encourage business growth.

Motion to adjourn at 8:20 by Bobb Carson; second by Karen Bedics

**Respectfully submitted,
Karen Bedics/ Planning Commission Secretary**

