

Springfield Township Planning Commission

Meeting Minutes May 1, 2019

Chairperson Dawn Nicholson called the meeting to order at 7:01 pm with Bobb Carson, Angela Kelly, and Karen Bedics present.

Motion by Bobb Carson, seconded by Karen Bedics, to approve the minutes of April 18, 2019, after correcting for:

- New Business 1.a.ii becomes 1.b.
- Suggestion that spreadsheet Version 1on Short Term Rentals become an attachment to the minutes.
- Discussion of Short Term Rentals left off at item #14, and remaining items should be excluded from the minutes.
- Item #3, Tenant capacity, is not limited to 2 adults and 1 child per bedroom, but simply 3 people per bedroom.

All in favor. Motion carries.

Traditions of America subdivision (TMP 42-1-15 & 42-4-4)—The applicant was present and represented by Greg Adelman, Esq and Linda Eberle, PE. The applicant made a final plan submission after preliminary approval in May 2018. The Commission referenced the Township Engineer’s review letter dated April 26, 2019 and the Board of Supervisors’ minutes of May 8, 2018. Mr. Adelman stated the applicant will comply with all items in the review letter and preliminary plan approval, and will submit a revised plan for the Commission’s consideration.

No Action Taken.

Short Term Rental regulations—The Commission continued the discussion on how to effectively regulate the use. The Commission focused on the licensing requirements component. Mr. Carson submitted Version 1A dated 4/20/19 and Ms. Bedics submitted Definitions Version 2 dated 4/24/19 for consideration.

- Item 14 & 15 of the spreadsheet cover essentially the same material and will be combined.
- The requirement to submit a floor plan to obtain a license will include the need to put smoke detectors and similar safety features on the plan.
- Mr. Carson will investigate with the Bucks County Health Department what kind of water supply test should be provided and at what interval.
- The Township has no role in demanding proof of liability insurance.
- Tenants won’t be required to acknowledge a violation may result in the owner getting the license revoked.
- No basis for demanding the owner or authorized agent stay within a geographical boundary of 15 miles.
- Summary offenses don’t require notices of violation with a cure period.
- License period to run from October 31st-November 1st.
- The Solicitor needs to provide input on various matters of enforcement and penalty procedure.

A1 Agricultural animal density—Mike Brown reviewed a recent enforcement action involving animal density on an A1 Agricultural use. The Township’s method (using gross lot size) and the Bucks County Conservation District’s method (using manure spreadable lot area) to compute Animal Equivalent Units (AEU’s) per acre lead to vastly different results. The BCCD only requires a permit when the use triggers Concentrated Animal Operation, which is 8,000 total pounds of animal and 2 AEU’s per acre. The Commission still supports allowing agricultural uses that trigger state level permits (CAFO’s and CAO’s) to be permitted at state level. However those uses that don’t trigger state level permits should be covered by Township regulations.

The Commission wants to further discuss:

- If the Township’s definition should be changed to align with the BCCD’s definition so there’s one standard. And should the definition exclude land such as wetlands and riparian buffers.
- Whether—in conjunction with changing the computational method—the allowable AEU’s should be increased.
- Whether A6 Boarding stables should be afforded a different AEU allowance when coupled with removal of manure off site.

The meeting adjourned at 8:25 pm.

Respectfully submitted,

Michael J. Brown
Township Manager