

**Planning Commission Meeting
MINUTES**

October 1, 2014

The meeting was called to order at 7:00 p.m. by Scott Douglas and opened with the *Pledge of Allegiance*.

Members present: Scott Douglas, Bruce Fritchman, Karen Bedics, Stephen Smith, Curtis Reiss and John Chilton. Mike Brown, Township Manager; and Scott MacNair, Esq., Township Solicitor, were also present.

Approval of Minutes

John Chilton **moved** to approve the work session minutes of July 17, 2014 as presented. Bruce Fritchman **seconded**; the motion **passed** unanimously.

Bruce Fritchman **moved** to table the minutes of September 3, 2014. Karen Bedics **seconded**; the motion **passed** unanimously.

Public Comments (Agenda Items) – None

Sketch Plans – None

Confirmed Appointment

a. Troccoli – Conditional Use – Route 212 – Steve Harris, Harris & Harris, presented for the applicants, Thomas and Candace Tolson, who were also present. The applicant is proposing converting a barn and another agricultural building into a 3-unit residence, one to be lived in by the Tolsons, and the other two to be rental units remaining under the ownership of the Tolsons. Mr. Harris explained that a former approval was granted conditional upon upgrading the sewage system, for which a permit was issued, but has not been completed. The applicant agrees to upgrade the septic. No exterior changes are being proposed, with the exception of the addition of another window to the barn. No impervious surface increase is being proposed. There are no plans to subdivide or “condominium-ize” the property, but it was explained to the applicants that any future subdivision plans would have to go before the Township for approval.

John Chilton **moved** to recommend to the Board of Supervisors approval of the Troccoli Conditional Use Application TMP #42-009-127-002, subject to the condition of obtaining the proper clearances from the Bucks County Department of Health. Karen Bedics **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

New Business – None

Informal Review – None

Old Business –

a. Omnibus Ordinance Amendment – Mr. Brown explained that during the last Supervisor’s meeting, the latest amended version of the ordinance was reviewed by the Board. Mr. Brown went over the Supervisors’ recommendations.

The Board has asked the Planners to look at the public policy implications to raising the square footage of an accessory dwelling unit from 600 to the 800 to 1000 square foot range, as noted in Item 2 of the proposed ordinance. In Item 3, the Board passed keeping the surface water pool excluded for impervious surface in a vote. In

Item 7 regarding private prisons, the Commission has been asked to obtain performance standards. There was a discussion regarding fences and other structures in the right-of-way as noted in Item 10. The Commission is going to look at other Township's ordinances for examples.

b. Route 309 Corridor Sewage Capacity Analysis - Timothy A. Koehler, Director of Planning Services of the Bucks County Planning Commission, presented the analysis to the Board; it was completed as a first step of considering creating a Central Business District. Mr. Koehler noted that the analysis was performed free of charge, and explained the different land uses, calculations, floodplains, slopes, soil suitability etc., for the areas included in the study area, approximately 947 acres.

The Planners concluded that the study results give the Township a good starting point in considering possibly developing a business district.

Correspondence – None

Public Comments – None

Planning Commission Comments & Project Reports –

Karen Bedics commented on a video of a township Board of Supervisor's meeting in Bradford County regarding DEP's lack of communication to the public concerning leaking fracking fluid that contaminated water to a 500-student school. This led to a discussion about how to better protect the Township's water. It was again mentioned that a hydraulic fracturing ordinance for the Township is needed in the wake of the repeal of a portion of Act 13.

Adjournment

Scott Douglas **moved** to adjourn the meeting at 9:00 p.m. Karen Bedics **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Heather DiSario, Recording Secretary

Next meeting: Wednesday, November 5, 2014