

Springfield Township

Planning Commission Meeting Minutes

July 5, 2023

Members Present: Bobb Carson, Angela Kelly, David Long, Dawn Nicholson, and Bruce Whitesell.

Also Present: Scott MacNair -Solicitor.

Chairman David Long called the meeting of the Planning Commission to order at 7:10 PM and opened with the pledge of allegiance.

1. Business

- a. Osipower Sketch Plan for proposed subdivision at 690 Mine Road, Quakertown, PA.
 - i. In attendance: Robert Osipower, property owner and Bob Miller from Horizon Engineering.
 - ii. Applicant wishes to create 3 new – 2 acre lots with 200’ frontage on Mine Road from existing approximate 39-acre parcel and also do a lot line adjustment on already existing lot #2 on submitted map.
 - iii. This plan was a previous plan in 2014.
 - iv. Maintaining lot #1 on plans and subdividing each lot #2-#5 with lot #2 as a rental property.
 - v. Solicitor MacNair discussed Zoning ordinance # 516 and an internal road is required if 5 or more lots are in a subdivision.
 - vi. B. Carson comments:
 1. Suggested combining driveways for lots #2&3 and lots #4&5.
 2. Need to show flood plain, wetlands.
 - vii. Solicitor MacNair said the Township Engineer would review and provide a letter. Most likely a note would be required on the plans that any further subdivision for this property would require an internal road.
- b. Bubori Subdivision
 - i. No Engineer review letter yet.
 - ii. No one present at meeting for applicant.
 - iii. Application was submitted after June 15 deadline.
 - iv. Whitesell made a motion to table discussion, Carson seconded, motion carried.

2. Minutes

- a. Meeting meetings from May 18, 2023
 - i. B. Whitesell made motion to approve, D. Long seconded. D. Nicholson abstained. Motion carried.
- b. Meeting minutes June 7, 2023
 - i. B. Carson amendments, D. Long seconded. D. Nicholson abstained. Motion carried.

3. Correspondence

- a. Rise Up Towers for ZHB 7/17/2023
 - i. Special exception for F5 cell tower. 180-foot-tall tower. Potential to hold 4 arrays.
 - ii. B. Carson brought up that Scenic District Overlay should be revised if this gets approved.
 - iii. D. Nicholson brought up about the School District being notified.
- b. Haycock Camping Ministries Conditional Use Application
 - i. Conditional Use

- ii. Application received after deadline so no Township Engineer review letter received.
- iii. Application is for a Master plan.
- iv. Recommend that each Phase have a conditional use and a land development.
- v. Motion to table until August meeting by B. Whitesell, seconded by B. Carson. Motion carried.

4. Planning Commission Comments and Projects

a. Event Venues Discussion

i. Bobb Carson

- 1. Did the current venues get zoning approval?
- 2. Size of venues, traffic plans, more discussion needed to come up with restrictions.
- 3. All agreed that event venues will be an accessory use.
- 4. Bobb will draft a letter that he will send to current venues and send to PC members for comments prior to sending out.

b. Comprehensive Plan update

i. Bob Carson had update

- 1. Progress on community profile which is available on Township website.

c. General discussion

i. D. Long brought up Short Term rentals

- 1. Dave reached out to County and got a list of properties that are paying hotel tax (7%) to County on zip codes in Springfield Township. Only 1 property is currently paying the tax.

5. Public Comment

- a. None.

6. Adjournment

- a. Motion to adjourn made by Whitesell, seconded by D. Long. Motion approved and meeting was adjourned at 8:38 PM.