

Springfield Township

Planning Commission Meeting Minutes

August 2, 2023

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

Also Present: Tim Fulmer – Township Engineer, Anthony Matzula, James Hopkins and Lisa Gerhart.

Chairwoman Karen Bedics called the meeting of the Planning Commission to order at 7:01 PM and opened with the pledge of allegiance.

1. Business

a. Bubori Subdivision

- i. In attendance: Jeff Bubori – one of property owners (Joseph Bubori is brother and other property owner) along with Mr. Mike Russek MSR Engineering and he presented an overview of the application.
- ii. Proposing to subdivide into (2) - 4-acre parcels.
- iii. Still waiting on Bucks County Planning Commission review.
- iv. Still waiting on Jack Angelo – Geologist out of Bethlehem report to have Township Engineer review.
- v. Waivers:
 1. Item#2 A-E (Tim's letter):
 - a. No secondary street access. Will submit to Penndot for HOP.
 - b. Lot depth width. No objection from Tim.
 - c. Collector street. No objection from Tim.
 - d. Concrete monument to be installed. Some areas can't be concrete monuments due to trees/stones. Will ask for waivers for some specific areas.
 - e. Improvements. Cartway widening and trees. In lieu of waivers in \$4K. Property owner asking for a waiver for any improvements and paying the \$4K.
- vi. Questions from Bobb Carson:
 1. Requested on each plan page.
 2. Sheet 9: concerns on location on electrical service and woodland clearing areas.
 3. Stormwater questions and woodland clearing. Mr. Russek said he would discuss with Engineer Fulmer and come up with a more environmentally friendly idea.
 4. Note on plans about soil. Mr. Russek will go back and review and clarify.
- vii. Questions from Dave Long:
 1. Item #C. Drainage easement requirement per Tim's letter.
- viii. Applicant will resubmit the plans with all other outside agency reviews for the September PC meeting.

b. Reiss Land Development Waiver

- i. Scott Mease and Tim Reiss (property owner)
 1. An overview of the application and some history of the property and business.
 2. Mold issues in existing old house.
 3. Abandon existing well and sewer system and replacing with new well and sewer systems. Applications with Bucks County Health Department for sewage system.
 4. Lot will have 7 total buildings.
 5. Township Engineer - Tim Fulmer's review letter comments:

- a. Remove note on plans calling “future transfer station building”.
 - b. Tim requested an existing features plan to be submitted to better clarification.
 6. Scott Mease said the Township engineer’s comments are all “will comply”.
 7. Special exception application for ZHB will show existing and proposed plans.
 8. Scott Mease plans to make a revised submission to PC to be on the September PC agenda.
 - c. Haycock Ministries
 - i. Tabled until September meeting.
 2. **Event Venues Discussion**
 - a. Bobb Carson
 - i. Interviewed 4 venues so far.
 - ii. Bobb commented that he realized he did not include churches. Concerns with parking, emergency vehicles access, etc.
 1. B. Whitesell made a motion to authorize Bobb to gather information he deems necessary as long the participation is voluntary, K. Bedics seconded. B. Carson voted no. Motion carried.
3. **Meeting Minutes**
 - a. None
4. **Correspondence**
 - a. None.
5. **Planning Commission Comments and Project Reports**
 - a. D. Long attended the last BOS meeting and he thought maybe about bringing up the Business Privilege Tax. He is looking to the PC for comments or thoughts.
 - i. K. Bedics suggested to have Dave bring it up at the next BOS meeting. BOS liaison to the PC Hopkins advised Dave to have some data and numbers to bring to the BOS.
6. **Public Comment**
 - a. None.
7. **Adjournment**
 - a. Motion to adjourn made by D. Long, seconded by B. Whitesell. Motion approved and meeting was adjourned at 8:40 PM.