

**Planning Commission**

**MINUTES  
WORK SESSION  
October 4, 2023**

**Members Present:** Dawn Nicholson, Bobb Carson, Dave Long, Karen Bedics, Bruce Whitesell.

**Also present:** Lisa Gerhart (Assistant Zoning Officer) & Mr. Tim Fulmer (Township Engineer).

Ms. Bedics called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

**BUSINESS ITEMS**

**Bubori Minor Subdivision** – Mike Russet, Engineer for applicant, was present by phone. Mr. Russet gave a summary of the project. The Carbonate geology report and final review letter from Mr. Alex Ulmer, Barry Isett’s office were discussed along with waiver requests. Motion by Ms. Bedics, seconded by Ms. Nicholson, and unanimously approved waiver requests as conditioned by engineer’s comments in letter dated September 11, 2023. Motion by Ms. Nicholson, seconded by Mr. Whitesell and unanimously approved to approve revised minor subdivision plan conditioned to Mr. Fulmer’s comments in his review letter dated September 22, 2023 (will comply from applicant). This project will be listed on the Board of Supervisor’s meeting on October 24, 2023 for final approval.

**Cook’s Creek Subdivision** - Regarding Cooks Creek subdivision, Heath Machamer, HNT Engineering, was present. Mr. Machamer gave a project update on the project and NPDES permit is close to issuance. The requested waivers were discussed. Mr. Fulmer reminded the Planning Commission on April 5, 2023 they approved some waivers but an additional waiver is needed. The name of the interior road was discussed and proposed to be Sunrise Drive. The number of proposed streetlights will be reduced, and each lot will have individual driveway light posts. Motion by Mr. Long, seconded by Mr. Whitesell and unanimously approved to approve additional waiver for 510.3 horizontal street alignment and partial waiver for 516.7 tree planting. Motion by Ms. Bedics, seconded by Ms. Nicholson, and unanimously approved the revised subdivision plan with Mr. Fulmer’s comments in letter dated September 27, 2023, Planning Commission also recommends individual mailboxes on lots subject to Postmaster approval and streetlights at both intersections only (will comply from applicant). This project will be listed on the Board of Supervisor’s meeting schedule for October 24, 2023, for final approval and sewer planning module approval.

Public Comment on Cooks Creek from Mr. Joseph Faust, 2370 Richlandtown Pk, regarding lighting and appreciating the removal of the streetlights in the subdivision’s interior road. He said lighting was a concern for him as a neighbor. He hopes the individual lighting on each lot will be minimal. Mr. Faust was reminded there is a zoning ordinance regarding lighting.

**CORRESPONDENCE**

Ms. Bedics asked about 2022 minutes and questioned if Ms. Nicholson has the final minutes, as she was chair then. It was discussed that Mr. Fugitti was secretary and he may have them. Ms. Bedics stated she will check her email as well as rest of members.

**PLANNING COMMISSION COMMENTS & PROJECTS**

**Event venue spreadsheet review and discussion (B. Carson)** – Mr. Carson discussed the working definition of event venue and his spreadsheet of information. The Planning Commission discussed churches and how they relate to event venues. Also discussed were septic and water requirements from Bucks County Health Department and how it relates to current known event venues. Planning members questioned if new

regulations would relate to the event venues currently operating in the Township. Ms. Nicholson will propose the question to Solicitor MacNair for more guidance.

**Comprehensive Plan Update** – Michael Baker, consultant company for comprehensive plan, is working on 50 or so action items regarding the draft plan.

**Zoning/SALDO Omnibus Amendment Suggestions** – No new suggestions made.

**MINUTES**

None presented.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Motion by Mr. Long, seconded by Mr. Carson, and unanimously carried to adjourn the meeting at 9:08 p.m.

Respectfully submitted,

Lisa Gerhart