

Springfield Township

Planning Commission Meeting Minutes

April 5, 2023

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

Also Present: Timothy Fulmer, Scott MacNair and Lisa Gerhart.

Chairwoman Karen Bedics called the meeting of the Planning Commission to order at 7:00 PM and opened with the pledge of allegiance.

1. Business

- a. Appointment of New Planning Commission Vice Chairperson
 - i. B. Whitesell nominated David Long, seconded by K. Bedics, motion carried.
- b. Hollander / Meese Proposal, Rt. 212 and Old Bethlehem Rd.
 - i. Informal review by P.C.
 - ii. Recommend to come back with Heritage review/feedback and reconfigure proposed lot lines.
 - iii. Current proposal is not favorable by all members of P.C.
- c. Cook's Creek (formerly Estates at Hearthstone) Subdivision Review - Continuation
 - i. Heath Machamer of HNT Engineering provided an update on the proposed plan.
 1. PennDot is generally favorable for section 512.1- Street Intersections.
 - ii. All P.C. members had no issues with waiver requests.
 - iii. Heath will revise proposed plans and resubmit.
 - iv. Sewage facilities planning module won't be sent to Board of Supervisors until plan is before the B.O.S. or approved and sent by the P.C.
 - v. K. Bedics made a motion to approve the waiver requests for Cook's Creek Subdivision – HNT letter dated December 12, 2022 with the conditions and comments from the Township Engineer's letter dated February 20, 2023 Sections 6a-6b. Motion seconded by D. Long, motion carried.
 - vi. General discussion from K. Bedics
 1. Tree survey shows cherry trees that are being removed and she requested they be replaced with new cherry trees as they provide a valuable food source for wildlife.
 2. Concerned about light pollution from street lights. Heath stated the proposed lights are "full cut off".
 3. Comments on Bucks County Planning Commission. How was the estimated water usage calculated? Water Pollution Study-Comment #11 in Township Engineer's letter dated February 20, 2023 states will have no negative impact.
 4. Wetlands study was done and no wetlands were found to be on property. Township Engineer's letter referenced the findings.
 5. Fence encroachments along rear of Richlandtown Pike properties was referenced in Township Engineer's letter-Comment #15. Heath stated as the project progresses, residents will be contacted about fences.
 - vii. General discussion from B. Carson

1. Concurred with Township Engineer-Comment #7a. to NOT use Scenic Drive as street name. Heath said they would seek another street name.
 2. In lieu of Recreation Fee in Township Engineer's letter-Comment #16. Heath stated it is a will comply.
 3. Township Engineer letter-Comment #8 on Tree Inventory report. Proposing to use Evergreens as replacement trees primarily along Richlandtown Pike for buffering. New street trees will still be planted.
- viii. General discussion from D. Long
1. Proposed putting new street trees behind sidewalk still in easement. Heath said more discussion would be needed with PPL.
- ix. Public Comment on Cook's Creek
1. Joseph and Lisa Faust –
 - a. Suggested the replacement evergreen trees on buffer line and maybe fill in "holes" with more evergreens.
 - b. Street light concerns. Maybe one light at intersection.
2. **Approval of March 1 meeting minutes.**
 - a. Motion by B. Carson, seconded by B. Whitesell; K. Bedics abstain, motion carried.
 3. **Correspondence**
 - a. K. Bedics sent memo to B.O.S. about zoning overlays and has received no comments yet.
 4. **Planning Commission Comments and Project Reports**
 - a. For April work session, we will work on zoning overlays if receive feedback from B.O.S. D. Long will research zoning overlays and business development. K. Bedics will work on short term rentals ordinance. B. Whitesell offered to research village revitalization.
 - b. Another topic for April work session, K. Bedics will research from previous P.C. members on agritourism.
 - c. Need to add agri-entertainment to zoning.
 5. **Comprehensive Plan Update**
 - a. No update yet but hopefully have something for May meeting.
 6. **Public Comment**
 - a. None
 7. **Adjournment**
 - a. Motion to adjourn made by B. Carson, seconded by A. Kelly. Motion approved and meeting was adjourned at 9:10 PM.