

**Planning Commission**

**MINUTES  
WORK SESSION  
July 18, 2024**

**Members Present:** Bobb Carson, Dave Long, Bruce Whitesell, Angella Kelly, Dawn Nicholson and Nicole Zane. Supervisor Bill Ryker was present.

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

**PLANNING COMMISSION COMMENTS & PROJECTS**

**Event Venue & Special Events (definitions, standards and Implementation)** – Mr. Carson advised he would like to have a draft complete for circulation and adoption for next meeting. Members continue to discuss how the event venues would be approved in all the zoning districts. Discussion by members regarding properties in preservation, event venues and deed restrictions deed restrictions, covenants, or easements assigned to the proposed event venue property by the open space/ag land preservation program (e.g., Bucks County Agricultural Land Preservation Program, PA Act 319, etc.) in which the land might be enrolled. Concern was also raised concerning “evolution” of an event venue, over time, beyond the activities, structures, and layout approved in the initial special exception decision. The PC members came to consensus that changes in the operation should require intervention by the township zoning officer and an additional special exception hearing to determine if the expanded operation should be allowed. Members also discussed protocol for annual renewal of event venue and special event registration.

**MINUTES**

Motion made by Mr. Whitesell, seconded by Ms. Kelly and carried to adopt the June 5, 2024, minutes as amended.

Motion made by Mr. Whitesell, seconded by Ms. Zane and carried to adopt the June 20, 2024, minutes as presented.

**Public Comment**

None

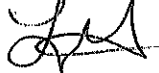
**CORRESPONDENCE**

Letter from Dr. Mark Schadt, resident, with his opinion on event venue process and how Upper Milford handled it according to his understanding.

**ADJOURNMENT**

Motion by Mr. Whitesell, seconded by Mr. Carson and carried to adjourn the meeting at 8:40 p.m.

Respectfully submitted,



Lisa Gerhart