

Planning Commission

**MINUTES
August 7, 2024**

Members Present: Bobb Carson, Dave Long, Bruce Whitesell, Angella Kelly & Neil O'Brien.

Also Present: Tim Fulmer (Township Engineer), Scott MacNair, Esq (Township Solicitor), Lisa Gerhart (Assistant Zoning Officer).

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

BUSINESS

Dorris Conditional Use application – Engineer Scott Mease was present for applicants, James and Jennifer Dorris. Mr. Mease provided background information on the property as it was part of a subdivision done in 1980 and then the property was put into agricultural preservation through the State (85.5%) and County (14.5%). A resolution was done with Springfield Township Board of Supervisors around 2020 or 2021. The plan was then recorded in 2022. Springfield Township never actually reviewed the plan that was recorded. Springfield Township Zoning ordinance requires 40 feet of no disturbance and 60 feet of minimum of disturbance from water ways. This waterway comes completely in front of this property leaving nowhere else for driveway access. The proposed driveway stormwater BMP encroaches on the no disturbance zones, as does Bodder Road itself where the waterway goes under the road via a pipe on the front of the property. Mr. Mease advised that his client is looking for Conditional Use approval as he is following the conservation easement building envelope. Mr. Carson stated he is disturbed by this issue. He reached out to Mr. John Ives at Bucks County Agriculture Land Preservation Program. Mr. Carson asked Solicitor MacNair if we can request the County to notify Springfield Township (Planning Commission and Township Engineer) when properties and conservation easements are being considered prior to Bucks County and state review. Solicitor MacNair said we can reach out to the County to discuss that. Motion made by Mr. Long, seconded by Ms. Kelly and approved 4-1, with Mr. Whitesell abstaining, to make the recommendation to allow the Conditional Use approval for the applicant on Bodder Road. Noted - the motion was made with reservation, so as not to bias consideration of future projects like this coming before the Planning Commission. Mr. Whitesell stated he has friends on Bodder Road and chose to abstain from voting on the matter.

PLANNING COMMISSION DISCUSSION

Event venues/Special Events – After approximately two years of discussion over this topic, motion was made by Mr. Long, seconded by Mr. Whitesell, and approved 5-0, to forward the 7/20/24 documents drafted by Mr. Carson with respect to Event venues and Special events to the Board of Supervisors for their review, revision and conversion into an ordinance, and ultimately incorporated into the ST Zoning Ordinance.

Comprehensive Plan initiatives – Ms. Lorna Yearwood, Supervisor, was present to speak about a possible grant opportunity that she has been working on. It requires a Planning Commission member to donate their time and Ms. Yearwood will need the PC member to sit in on a meeting next week. The planning commission members will reach out to Ms. Yearwood if they are interested in assisting.

MINUTES

Motion made by Mr. Whitesell, seconded by Mr. O'Brien and carried unanimously to adopt the July 18, 2024, minutes as presented.

ADJOURNMENT

Motion by Mr. Whitesell, seconded by Mr. Carson and carried to adjourn the meeting at 8:16 p.m.

Respectfully submitted,



Lisa Gerhart