

Springfield Township, Bucks County
Planning Commission
AGENDA – November 21, 2024; 7:00 PM

Present: Bobb Carson Angela Kelly David Long Dawn
 Nicholson Neil O’Brien Bruce Whitesell Nicole Zane
 Lisa Gerhart, Asst. Zoning Officer Scott MacNair, Solicitor
 Tim Fulmer, Township Engineer

Next Regular Planning Commission Meeting: December 4; 7:00 PM
Next Planning Commission Work Session: December 19; 7:00 PM – **cancel??**

*(Meetings are conducted in accordance with Resolution 2024-06 (posted on the bulletin board.)
Note: Audio recordings are made of regular Planning Commission meetings to aid in the preparation of accurate meeting minutes.
When the transcribed minutes are formally adopted at a subsequent meeting, the audio recordings are erased.*

1. Call to Order: Time: _____

2. Informal Review

- a. Proposed plans for 3425 Glengariff Lane (parcel 42-022-001)

3. PC Brief Reports

- a. Comprehensive Plan initiatives – current status & what remains to be done
 - i. Community Infrastructure & Utilities
 - (1) Provide for reliable power options – (A5/6); **Need Lead Volunteer; N. O’Brien – support**
 - (2) Encourage a resilient building stock (A15); Assess stormwater infrastructure and capacity to address community needs (A-/16); **B. Carson – lead**
 - (3) Assess wastewater infrastructure and capacity to address community needs (A22); **D. Long – lead; N. Zane – support**
 - ii. Safety and Mobility
 - (1) Continue to maintain local road network infrastructure for ease of mobility throughout the Township – (C1); **D. Nicholson - lead; (C5); N. Zane – support**
 - (2) Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes (C7, C8-13); **D. Long/D. Nicholson – leaders; A. Kelly, N. O’Brien – support**
 - iii. Livable Centers
 - (1) Provide financially accessible housing that is diverse in type and price point (D1-3); **B. Whitesell – Lead**
 - (2) Promote neighborhood-scale mixed use development in the villages and hamlets (D4); **B. Whitesell – Lead; (D6); B. Carson – support**
 - iv. Rural & Historic Preservation
 - (1) Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife (E23-27); **N. O’Brien – Lead.**
- b. **Need Lead Volunteer**
 - i. Protect high-quality soils from development & other practices that reduce soil health (E1-6)
 - ii. Establish intent of historic preservation within the Township & align the Historic Overlay district (E11-17)

4. Discussion

- i. Accessory dwelling units/apartments
- ii. Others

5. Minutes

To be considered for adoption - meeting (11/6/24)

6. Correspondence

7. Announcements

8. Adjournment: Time: _____

If a plan requires no action, it will not be placed on the agenda (or discussed at the meeting) unless the applicant or his representative contacts the Planning Commission secretary by noon on the Wednesday before the meeting. Regular Planning Commission meetings are held the first Wednesday of each month.