

Planning Commission

MINUTES

November 21, 2024

Members Present: Bobb Carson, Dave Long, Bruce Whitesell, Neil O'Brien, Nicole Zane, Dawn Nicholson and Angela Kelly.

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

Informal review

Easement change discussion for 3425 Glengariff Lane (TMP-42-022-001) –The proposed buyers, Kelly Whittaker and David Urffer, wish to purchase the property in question and use it for their hard cidery operation. The preserved property easement is held by Heritage Conservancy, Bucks County and Springfield Township. Heritage Conservancy needs to hear from Bucks County and Springfield regarding their opinion on amending the easement. The proposed buyers have two options for changing the building envelope to allow for a 10,000 sqft pole barn for pressing operations. Mr. Frank Hollenbach, Parks and Land Preservation Board chair, requested the Planning Commission weigh in on this request. Mr. Hollenbach stated this was the first time an easement came back through for development. The Planning Commission raised questions about traffic, deliveries, access to the property, proposed impervious surface, stormwater management, on-site parking area, chemical storage building designed to contain spills, water supply for cidery operation, wastewater treatment and disposal, and building setbacks and maximum sizes to meet standards which will accompany Land Development in the future if they move forward with purchasing the property.

Comprehensive Plan initiatives – Brief reports.

a. Comprehensive Plan initiatives –

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); –lead- Proposal to American geophysical union (AGU) which was accepted, AGU circulating the proposal to recruit expert/scientist to assist. The plan is to create a flood map where flooding is most likely to occur and develop mitigation strategies thereafter.
- (3) Assess wastewater infrastructure and capacity to address community needs (A22); D. Long – lead; N. Zane – support – MAP grant for village study was approved today.

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 – Reached out to PLPB to discuss their plans and how to support them.
- (2) Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes (C7, C8-13); 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- Report in January from Mr. Whitesell. Mr. Whitesell mentioned running out of buildable lots in the Township, lots of acres in preserved space.
- (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. Mr. O'Brien circulated information beforehand. There are a lot of ordinances to review. Ms. Yearwood (Supervisor) would be interested in working with him moving forward. There are things we cannot control and one of those is the quarry on the horizon. Mr. Long advised about the most recent decision from the Judge saying the township acted accordingly with the quarry restrictions put in place.

b. Need Lead Volunteer

- i. Protect high-quality soils from development and other practices that reduce soil health (E1-6)
- ii. Establish intent of historic preservation within the Township and align the Historic Overlay district (E11-17)

Discussion -

Accessory Dwelling Units (ADUs) – Supplemental documents were sent with the agenda. Further discussion on below items:

1. ADUs permitted in all districts but only as an accessory use for existing residences in the HC and PI districts. New single family homes still to be permitted in HC and PI districts, but also allow multifamily homes above commercial space in HC and PI districts.
2. Maximum height for a detached ADU is 2.5 stories or 35 feet. An attached ADU shall not exceed the height of the primary residence.
3. Septic signoff language would stay the same as that currently in our zoning ordinance. Any ADU with kitchen may require installation of a separate wastewater system to meet Health Department requirements.
4. Purpose and intent - Allow sufficient proximity to caregiver(s) when the challenge of aging or other infirmities might otherwise force the primary owners from their home and/or creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without leaving his or her community. Provide accommodations for elderly family members or family members who for other reasons might otherwise require assistance; Provide a source of income to the owners who might not otherwise be able to maintain their home; Accommodate guests, or workers employed by the owners. Increasing housing diversity and supply in a way that reduces the loss of farm and forest lands and natural areas and resources. Provide increased housing supply for older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations

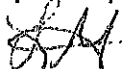
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Motion made by Mr. O'Brien, seconded by Mr. Whitesell and carried to adopt the November 6, 2024; minutes as presented.

ADJOURNMENT

Motion by Mr. Long, seconded by Ms. Kelly and unanimously carried to adjourn the meeting at 8:56 p.m. Next Planning Commission meetings are December 4, 2024 and then January 16, 2025.

Respectfully submitted,



Lisa Gerhart
Secretary/Assistant Zoning Officer