

Springfield Township, Bucks County  
Planning Commission

AGENDA – Regular Business Meeting- Wednesday, February 5, 2025 – 7 p.m.

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

Next Planning Commission Meetings: **Work Session - Thursday February 20<sup>th</sup> 2025 - 7:00 pm**  
(Meetings are conducted in accordance with Resolution 2024-06 posted on the bulletin board.)

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Call to Order: Time: \_\_\_\_\_

1. New Business
  - 1 Liptak- Moyer Preliminary Sketch Plan
2. Old Business
  - 2 Final Review Accessory Dwelling Units
3. Planning Commission Project Reports and Comments
  1. PC Brief Reports
    - 1.1. Comprehensive Plan initiatives – current status & what remains to be done
      - 1.1.1. Community Infrastructure & Utilities
        - 1.1.1.1. Provide for reliable power options – (A5/6); **Need Lead Volunteer: N. O’Brien – support**
        - 1.1.1.2. Encourage a resilient building stock (A15); Assess stormwater infrastructure and capacity to address community needs (A-/16); B. Carson – lead
        - 1.1.1.3. Assess wastewater infrastructure and capacity to address community needs (A22); D. Long – lead; N. Zane – support
      - 1.1.2. Safety and Mobility
        - 1.1.2.1. Continue to maintain local road network infrastructure for ease of mobility throughout the Township – (C1); D. Nicholson – lead; (C5); N. Zane – support
        - 1.1.2.2. 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
      - 1.1.3. Livable Centers
        - 1.1.3.1. Provide financially accessible housing that is diverse in type and price point (D1-3); B. Whitesell – Lead
        - 1.1.3.2. Promote neighborhood-scale mixed use development in the villages and hamlets (D4); B. Whitesell – Lead; (D6); B. Carson – support
      - 1.1.4. Rural & Historic Preservation
        - 1.1.4.1. Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife (E23-27); N. O’Brien – Lead.
    - 1.2. **Need Lead Volunteer**
      - 1.2.1. Protect high-quality soils from development and other practices that reduce soil health (E1-6)
      - 1.2.2. Establish intent of historic preservation within the Township and align the Historic Overlay district (E11-17)
  2. Report from Bruce Whitesell
4. Minutes: approve/modifications 1/6/25 minutes
5. Potential Tasks for PC in 2025 (in addition to Comp Plan initiatives)
  1. Accessory Dwelling Units (revised ordinance)
  2. Event Venue ordinance (continue)
  3. Scenic Overlay District – clarify and revise
  4. Water Resource Ordinance – Engineer input
  5. Review split zoning district TMPs – changed/clarified
6. Public Comment

Adjournment: Time: \_\_\_\_\_