

**Planning Commission
MINUTES**

June 3, 2026

Meeting Held at Springfield Township Building

Members Present: Angela Kelly, Neil O'Brien, Dawn Nicholson, Nicole Zane and Bruce Whitesell

Members Absent: Dave Long and Travis Pantaleo

Ms. Kelly called the meeting to order at 7:05 p.m. and opened with the Pledge of Allegiance.

Ms. Kelly noted that no administrative updates or professional reviews would be presented during this session.

NEW BUSINESS

Draft Noise Ordinance Discussion

Ms. Kelly presented to the audience that the noise regulations are currently buried across three or four disparate sections of the existing Township Code.

Mr. O'Brien stated the objective of the current initiative is to extract, consolidate, and clean up these codes into a single comprehensive, standalone ordinance that provides clear legal backing for enforcement.

Mr. O'Brien outlined the mandatory legislative path required before the ordinance takes effect: following the Planning Commission's draft finalization, it must be reviewed by the Township Solicitor, presented to the Board of Supervisors, forwarded to the Bucks County Planning Commission for a mandatory 30-day review period, and finally subjected to a public hearing before an adoption vote.

A Section-by-Section review occurred and was discussed:

- Occasional – Mr. O'Brien raised concern regarding the draft definition of "occasional", which read "occurring of particular occasion," noting that using a word to define itself is circular. Following discussion, the Commission agreed to revise the language to "occurring on particular instances".
- Legal Standards – The Commission evaluated the inclusion of the phrase "reasonable person of normal sensitivities" within the definitions to establish an objective standard for noise disruptions.
- Maximum Permissible Sound Levels – Mr. O'Brien presented comparative data sampled from six adjacent/similar Pennsylvania townships, demonstrating that Springfield's current decibel limits are lower (stricter) than aggregate regional averages.
- District Adjustments – Ms. Zane, Ms. Nicholson and Mr. O'Brien discussed increasing allowable daytime limits in Planned Industrial (PI) and Highway Commercial (HC) zones to prevent impeding commercial operations.
- Baseline Testing Recommendation – The Commission reached a consensus to request that the Police Department or Township Engineer perform baseline sound-level readings along primary traffic corridors to establish real-world ambient decibel data before finalizing adjustments.
- Construction Restrictions – The draft standard restricting commercial construction to Monday – Friday from 7:00 AM to 7:00 PM, and Saturday from 8:00 AM to 7:00 PM, was reviewed. Mr.

O'Brien requested that these hours be explicitly printed on all building permit applications to ensure contractor awareness.

- Holiday Clarification – The Commission expanded the list of prohibited construction holidays to explicitly name New Year's Day, Memorial Day, Independence Day, Thanksgiving, and Christmas. Emergency waivers may be granted by the Township Manager or Board of Supervisors, with the added stipulation that such waivers "shall not be unreasonably withheld".

APPROVAL OF MINUTES

Motion made by Mr. O'Brien, seconded by Ms. Nicholson, and unanimously carried to approve the meeting minutes from May 21, 2026.

CORRESPONDENCE

No correspondence.

PUBLIC COMMENTS

No public comment.

ADDITIONAL COMMENTS

No additional comments

COMMISSION COMMENTS

Next Planning Commission meeting will be held on June 18, 2026. Topics to be addressed at this meeting will be the Draft Data Center Ordinance and the Accessory Dwelling Unit (ADU) Ordinance.

ADJOURNMENT

Motion by Ms. Nicholson, seconded by Ms. Zane and unanimously carried to adjourn the meeting at 8:34 PM.

Respectfully submitted,

Rich Pursell
Township Manager