

SOLEBURY TOWNSHIP PLANNING COMMISSION

July 8, 2019

Minutes

Attendance: Dan Fest, TJ Francisco, Keith Deussing, William Jordan, Peter Brussock, Gretchen Rice, Lesley Marino, Amishi Castelli, Joanna Waldron, (Township Solicitor), Robert McEwan (Supervisor Liaison), Jean Weiss (Planning Commission Administrator)

Absent: None

Also Present: Kevin Morrissey, Supervisor, Josh Perlsweig, Farm Committee, Phil Johnson, Land Preservation Chair, Ralph O'Banion, Land Preservation Member

I. Call to Order

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

TJ Francisco welcomed new members Gretchen Rice, Lesley Marino and associate member Amishi Castelli

II. Approval of Minutes – May 13, 2019

Upon a Motion made by Dan Fest, seconded by TJ Francisco, the Solebury Township Planning Commission approved the May 13, 2019 meeting minutes. Gretchen Rice and Lesley Marino abstained.

III. Agricultural Uses – Proposed Amendment to the Zoning Ordinance Upon a Motion made by Dan Moser, seconded by Peter Brussock, the Solebury Township Planning Commission approved the December 10, 2018 meeting minutes.

Joanna Waldron gave a brief overview of the proposed ordinance amendment and the additional feedback from the Farm Committee. Joanna proceeded to go through the comments from the Township Zoning Officer Tracy Tackett and the response from the Township Solicitor.

TJ Francisco asked if the committee would want to consider allowing the Passive Solar Greenhouses in other Zoning Districts besides RA and RB.

Keith Deussing asked if it was the goal to allow the use of micro-farming on larger farms or for every property.

Gretchen Rice stated that if the principal use is farming then the ordinance covers that already, including it as an accessory use if it is allowed in other districts with much smaller lots it could become an issue with adjoining neighbors.

TJ Francisco agreed that the ordinance should not include other Zoning Districts.

Keith Deussing expressed a concern that the ordinance expressly calls out that the Passive Solar Greenhouses are not an imperious structure, yet the house bill states that they are impervious.

Peter Brussock stated that the water will flow through the structure, that there is no foundation.

Keith Deussing stated that a Passive Solar Greenhouse 35 feet from the property line with plastic covering in the pouring rain, very well could impact the neighboring property with water runoff.

Keith Deussing stated in his opinion Passive Solar Greenhouses should not be excluded from the impervious definition.

Gretchen Rice stated as defined under section 27-202 subsection C, could add in the definition expressly excludes Passive Solar Greenhouses.

Keith Deussing asked if you put up a large tent would that be considered impervious.

Dan Fest stated it would not be, it a tent is a temporary structure.

Gretchen Rice stated if it were a permanent structure or there was earth moving then a permit would be required.

Kevin Morrissey stated the Farm Committee is ok with the ordinance as written.

TJ Francisco asked what version (date) ordinance would that be.

Joanna Waldron stated it was the version prior to the change of cover material.

Lesley Marino asked if you could build glass solar greenhouses with no foundation.

Keith Deussing asked if the material that the cover is made of, does it matter.

TJ Francisco asked what the concern is with the material, is it esthetics.

Phil Johnson Chair of the Land Preservation Committee (LPC) stated that he had just become aware of the proposed ordinance a few days prior to the meeting and has not had an opportunity to discuss it with the LPC committee. The proposed ordinance could have an impact on preserved properties/property owners as this type of structure is not allowed in the easement area.

Phil Johnson asked if the Planning Commission would table the recommendation on the ordinance until the LPC has had a opportunity to review and comment.

TJ Francisco questioned whether there should be a recommendation to the Board of Supervisors that the LPC should have an opportunity to review and comment.

Upon a Motion made by TJ Francisco, seconded by Peter Brussock the Solebury Township Planning Commission recommended approval of the 7/8/19 draft Agricultural Use Ordinance subject to the review and comments from the Land Preservation Committee and Farm Committee. Keith Deussing opposed

V. Route 202 Visioning and Infrastructure Update

Robert McEwan announced there will be a Route 202 Visioning and Infrastructure forum on August 20, 2019 7:00 p.m.

Peter Brussock asked what is the role of the Planning Commission in this project.

Robert McEwan stated once there is a firm direction and plan, it will be discussed with the committee. The focus now is to elevate some of the traffic on 202.

VII. Adjournment

Upon a Motion by Keith Deussing, seconded by TJ Francisco, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township