

# SOLEBURY TOWNSHIP PLANNING COMMISSION

July 10, 2017

## Minutes

Attendance: Chris Caputo, Dan Fest, Keith Deussing, Peter Brussock, Dan Moser, Curt Genner (Township Engineer), Paul Cohen (Township Solicitor), Paul Cosdon (Supervisor Liaison), Pankaj Jobanputra (Township Planner) and Jean Weiss (Planning Commission Administrator).

Absent: Jack Durkin

### I. Call to Order

At 7:05 p.m., the Solebury Township Planning Commission meeting was called to order.

### II. Approval of Minutes – February 12, 2017

**Upon a motion made by Dan Fest, seconded by Peter Brussock, the Solebury Township Planning Commission approved the June 12, 2017 minutes.**

### III. Land Development Application (Pantera Realty, LLC Route 202 Spur (SR 202) TMP #41-028-067-003 (a.k.a. Riverview Development))

The applicant is proposing the construction of a banquet facility, retention of an existing residential structure for use as a “bridal suite” or reception house, and conversion of the existing barn structure for use as a restaurant

Mr. Marc Kaplin, Esquire, Mr. Eric Clase, Engineer were present on behalf of the application.

Mr. Clase gave a brief overview of the proposed project only pertaining to item #12C of C. Robert Wynn’s review dated June 26, 2017. The applicant wished only to address this item of the application at this time pertaining to parking spaces, the ordinance requires parking spaces to be (10’ X 20’) the applicant is proposing (9’ X 18’).

Mr. Kaplin referencing a handout that was provided to the planning commission, a September 2008 study by the Delaware Valley Regional Planning Commission – parking types and design issues a challenge for municipalities. “The financial burdens of building structures parking are significant. The key is to find a middle ground that accommodates vehicle demand, while being sympathetic to the existing look and feel of a

community in a way that meets the needs of citizens, visitors, and developers”.

Mr. Genner asked is any parking study has been done on the site to assure accommodation of the facility.

Mr. Kaplin referencing the previously approved land development plans for this site “Bridgeway Office Park” which was approved for 50% impervious coverage of the property, will now be clear under the allowable 50% with the current proposed application.

Mr. Deussing questioned whether the previously obtained zoning relief has been extended by the Zoning Hearing Board.

Mr. Genner asked if anything is being proposed for a trail system or sidewalks as per the SLADO requirements.

Mr. Caputo asked if there will be a sidewalk system connecting each facility.

Mr. Clase stated that there will be a sidewalk connecting the restaurant and banquet facility, but access from the bridal facility to either of those locations you would have to walk through the parking lot.

Mr. Clase recommended continuing through the remaining waiver requests.

Item 12A – Will comply

Item 12B – Recommend approval by the Township Engineer

Item 12C – As requested

Item 12D – Will comply

Item 12E – As requested

Item 12F – Partial waiver requested at 40% not the required 50%

Item 12G – As requested

Existing driveway width – will comply

Lighting – will comply with recommendation

Highway Occupancy Permit – already obtained by Penn DOT

Mr. Deussing questioned whether both driveways from SR 202 were both entrance and exit.

Mr. Clase stated that access to the bridal suite from SR 202 is an entrance only.

Mr. Deussing asked if a left hand turn can be made out of the exit driveway.

Mr. Caputo asked if the property owner has ever considered a façade easement on the barn or residents.

Mr. Kaplin questioned whether there was any material that could be provided explaining exactly what is being proposed.

Mr. Caputo will contact Heritage Conservancy for the requested material.

Mr. Kaplin stated that the applicant at this time is only requesting a recommendation on the parking spaces; the applicant is looking to can go to the Board of Supervisors for consideration of this item only.

Mr. Brussock stated that some provisions should be made on the plan for larger vehicles at require the (10' X 20') size space.

Dan Fest stated that he also would like to see some larger parking spaces provided for.

Mr. Caputo questioned whether there was any way to accommodate some larger parking spaces.

Mr. Caputo questioned whether this project would be done in phases.

Mr. Clase stated that the restaurant would be first, the banquet and bridal facility would be last.

**Upon a Motion made by Dan Fest, seconded by Peter Brussock the Solebury Township Planning Commission recommended for approval the existing parking plan as presented with (9' X 18') parking spaces, it was further recommended to allow for 20-25 (10' X 20') larger parking spaces in areas best suited for the site to accommodate larger vehicles such as limos, large SUV's, pickup trucks etc., the planning commission is not addressing any other aspects of the plan at this time.**

**IV. Conditional Use Application Acknowledgement (Lynn Builders, LLC (1855 River Road, TMP #41-036-099 & 41-036-097))**

Lynn Builders is seeking approval of the Corridor Management Plan pursuant to Section 1507.F.1 of the Zoning Ordinance.

Ed Wild, Esquire, Steve Yates, Owner, and Jim Faber, Architect were present on behalf of the application

Mr. Wild gave a brief background of the project, and clarification of the proposed Conditional Use relief of the Corridor Management Plan (disturbance in the riparian corridor).

Mr. Fest requested for a brief explanation of the results of the corridor management plan.

Mr. Caputo asked what is the elevation change from the site to River Road and what are the soil conditions of the site.

Mr. Genner explained that the conditional use is for disturbance of agricultural soils, driveway encroachment and corridor management plan.

Mr. Caputo asked what the square footage of the footprint of the residence. Was the square footage 1506sq. ft. for each floor?

Mr. Wild stated that Penn DOT and septic permits have been obtained

**Upon a Motion made by Keith Deussing, seconded by Mr. Fest the Solebury Township Planning Commission recommend for approval the application as submitted for corridor management, soil disturbance and driveway encroachment.**

**VI. Proposed Ordinance with Omnibus Amendments to Chapter 27, the Zoning Ordinance**

The proposed is amending the Solebury Township Zoning Ordinance to clarify certain definitions to reflect updates in Chapter 8 on Floodplains, and add definitions for Base Flood, Base Flood Elevation, and Automobile Service Stations, to clarify regulations for recreational use of livestock and horses, to update zoning permit provisions to include compliance with uniform commercial code, to provide an additional general use permitted by conditional use in Part 17 in the Light Industrial area and to correct certain tables and provisions to include the Carversville Village Residential and Carversville Village Commercial Districts and correct certain cross-referenced sections.

Mr. Brussock questioned what was the driving force behind making that these changes at this time?

Ms. Waldron stated that certain items have been called out as part of the codification process.

Ms. Waldron referencing the July 5, 2017, review from C. Robert Wynn's office stated that comment #3 will be looked at by the Solicitor's office.

Ms. Waldron referencing the July 5, 2017, review from C. Robert Wynn's office stated that with regards to comment #5 the Township will be looking to do this at a later time that it is not addressed in the current ordinance, and it is just a recommendation at this time.

Mr. Brussock questioned the revised definition of floodplain, that it does not make sense.

Ms. Waldron stated that it is to bring the definition into compliance with current FEMA language.

Mr. Brussock questioned the definition of floodway, why one foot.

It was unanimously decided by the Planning Commission members to table the discussion until the August meeting.

## **VII. Adjournment**

**Upon a Motion by Peter Brussock, seconded by Keith Deussing, the meeting was adjourned at 9:40 p.m.**

Respectfully submitted,

Jean Weiss  
Planning Commission Administrator  
Solebury Township