

SOLEBURY TOWNSHIP PLANNING COMMISSION

November 13, 2018

Minutes

Attendance: Chris Caputo, Dan Fest, TJ Francisco, Peter Brussock Joanna Waldron, (Township Solicitor), Lauren Williams (Curtin & Heefner) Robert McEwan (Supervisor Liaison), Jean Weiss (Planning Commission Administrator)

Absent: Dan Moser, William Jordan, Keith Deussing

I. Call to Order

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

II. Approval of Minutes – October 8, 2018

Upon a Motion made by Peter Brussock, seconded by Dan Fest, the Solebury Township Planning Commission approved the October 8, 2018 meeting minutes.

III. Conditional Use Application – MWH Properties, LLC (2995 River Road, TMP #41-019-004)

The applicant proposes to demolish the existing building and construct a twin-dwelling unit.

Joe Blackburn, Esquire was present on behalf of the application.

Mr. Blackburn gave a brief overview of the project along with the request for conditional use.

Mr. Blackburn referencing the C. Robert Wynn Associates, Inc. review correspondence, dated October 31, 2018 stated that the applicant will comply with all requirements.

Chris Caputo questioned the request for driveway relief.

Curt Genner stated that the driveway encroaches into both zone 1 & 2 of the riparian corridor needing relief.

Chris Caputo asked if there are architectural plans for the proposed structure.

Mr. Blackburn stated that the architectural drawings will be very similar to the previous rendition provided to the planning commission.

Robert McEwan asked if there were one or two driveways, if one which will remain.

Curt Genner stated that there is one driveway, which is the driveway closest to the stream on River Road.

Dan Fest asked about the current issue with runoff.

Curt Genner stated that the current plan has less impervious, so the runoff will not be as much of an issue.

Chris Caputo questioned whether they are garages proposed.

Mr. Blackburn stated that there are no garages; there will be designated parking areas.

Chris Caputo asked about the tree that the applicant was trying to preserve in a previous application.

Mr. Blackburn stated that the tree was within the proposed parking area and will need to come down.

TJ Francisco asked if there replacement trees proposed for the one being removed.

Curt Genner stated that this application is not a Land Development; the ordinance for a Conditional Use does not require replacement trees. If the Commissioners wish they could recommend replacement trees to the Board.

TJ Francisco asked if there is proposed landscaping to shield from Upper York Road.

Mr. Blackburn stated that there is nothing proposed at this time, but that the sight triangle would need to be taken into consideration.

Robert McEwan asked Mr. Blackburn if he felt prepared for this meeting, your answers are very vague.

Mr. Blackburn stated that he was prepared for the meeting, that most of the questions being asked are geared towards a Land Development application not a Conditional Use which this application is for.

Peter Brussock stated that the current plan is a significant change from the previous application, less impervious which is less impact to natural features.

Chris Caputo how many parking spaces are being proposed.

Mr. Blackburn stated that there were six (6) spaces.

Chris Caputo asked if there had been any consideration in moving the parking towards the back of the property.

Mr. Blackburn stated that it had been looked at, but the septic system had to be taken into consideration.

Chris Caputo asked what is the height of the proposed building.

Mr. Blackburn stated that relief had not been sought for height; that the applicant will comply with the zoning requirement for building height.

Chris Caputo asked what the total square footage of the building.

Mr. Blackburn stated that it is 1850 sf. Ft. of impervious with 2 stories.

Dan Fest asked if there will be a crawl space.

Curt Genner stated that as a requirement of the ZHB decision no basement is allowed. The applicant will submit a floodplain application and grading to make sure that it is in compliance.

Peter Brussock asked if there is a landscaping plan for the River Road side of the property.

Mr. Blackburn stated that since this is not a Land Development it is not a requirement for this application, unless the Commissioners wish to make the recommendation to the Board.

Chris Caputo stated that generally with a Conditional Use application there is more of a comprehensive plat to review. If relief is granted will the applicant be required to come back to the Planning Commission with a Land Development plan with landscaping to be reviewed.

Joanna Waldron stated that this is a Conditional Use application if a recommendation is made to the Board, they will either approve or deny the application no Land Development is required.

Dan Fest asked what other requirements besides the landscaping plan are being recommended by the Planning Commission.

Curt Genner stated that all items in the C. Robert Wynn review letter of October 31, 2018 must be addressed.

Peter Brussock asked about the requirements for the well.

Curt Genner stated that applicant would have to comply with the current well permit ordinance.

Chris Caputo asked what could be done to clean up River Road area once the existing building is removed.

Curt Genner stated that landscaping could adequately address the area.

Peter Brussock asked about the volume of runoff coming down Upper York Road, could the drainage in that area be improved.

Curt Genner stated that was addressed in item #5 of the C. Robert review dated October 31, 2018, which will be part of the PennDot permit.

Mr. Blackburn stated that the applicant has been working with PennDot on the permit process.

TJ Francisco asked what the applicants plan is for the riparian corridor area.

Mr. Blackburn stated the area will be stabilized with riprap, which is covered in item #2 of the C. Robert Wynn review.

Upon a Motion made by Dan Fest, seconded by TJ Francisco the Solebury Township Planning Commission unanimously (4-0) recommended approval of conditional use application (CU Plan No. 18-1) for MWH Properties, LLC., located at 2995 River Road (TMP #41-019-004); subject to compliance with all items indicated in C. Robert Wynn Associates, Inc. review correspondence, dated October 31, 2018, and the following conditions: (1) submission of a landscape plan (focusing on improving aesthetics and not impeding traffic sight distance) which identifies landscape improvements along northern and western property boundaries for consideration at Board of Supervisors meeting; (2) All living spaces in building must be 2.5 feet above the regulatory flood elevation; (3) reuse of stone from existing structure to the maximum extent practical, (4) Evaluation/improvement of inlet capacity along River Road/northern property boundary and increased frequency of structure cleanout to be identified on the plan and in SWM calculations; and (5) submission of architectural drawings/rendering for consideration at the Board of Supervisors meeting.

IV. Residential, Healthcare and Educational Uses – Proposed Amendment to the Zoning Ordinance and Subdivision Land Development Ordinance

The proposed ordinance amendment to eliminate the categories “full care” and “life care” facilities and replace with long-term residential healthcare facility; short term residential healthcare facility, and nonfamily community residential facility.

Lauren Williams addressed comments from the November Planning Commission meeting, as well as comments in the Bucks County Planning Commission review letter dated November 7, 2018.

TJ Francisco commented that there are 12 units, what clarifies a unit a bedroom.

Lauren Williams stated that was a good question, it will have to be clarified in the ordinance.

Chris Caputo stated that 12 units per acre seems very dense.

Peter Brussock stated it seems like a lot of units, why short term facilities 2-story and long term facilities 3-story.

Dan Fest asked where public water and sewer end along the 202 corridor, is it at Logan Square.

Curt Genner stated that he thinks it at the Fox Run Preserve Development.

Chris Caputo asked what is proposed now, is it public water and sewer.

Lauren Williams stated it is public water and sewer.

TJ Francisco asked if a resident's in the RD District was looking to turn a property into a short term facility what would be the process they would need to go through.

Lauren Williams stated a conditional use approval would be required if it is a company, if only a few people in a sober house than conditional use would not be required.

Upon a Motion made by Chris Caputo, seconded by Peter Brussock the Solebury Township Planning Commission recommended the proposed Fair Housing Ordinance as amended in Lauren Williams, Curtin & Heefner memorandum dated November 13, 2018 with no additional changes.

V. Adjournment

Upon a Motion by Dan Fest, seconded by Chris Caputo, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township