

SOLEBURY TOWNSHIP PLANNING COMMISSION

August 14, 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 – July 10, 1017

Upon a motion made by Dan Fest, seconded by Peter Brussock, the Solebury Township Planning Commission approved the July 10, 2017 minutes.

III. Land Development Application MWH Properties, LLC 2995 River Road TMP #41-19-4 (a.k.a. Elliot Realty)

The applicant proposes the demolition and reconstruction of existing building. The proposed use is for a real estate office (with twelve employees) and a two-bedroom apartment

Mr. Ed Murphy, Esquire, Mr. Eric Janetka, Engineer were present on behalf of the application.

Mr. Murphy gave a brief overview of the proposed project including location and various issues surrounding the dilapidated conditions of the structure. Mr. Murphy also gave a brief overview of the Zoning Hearing Board decision on various variances that were granted.

Mr. Janetka gave a brief overview of existing conditions, access, right of way, and channel on the neighbor's property that affects the subject property, existing flooding issue, and existing and proposed building footprints.

Mr. Caputo asked about the (3) three existing driveways on the property.

Mr. Janetka stated that the driveway on Upper York Road (Route 263) will be eliminated, and the residential driveway will be moved to solely exist on the property.

Mr. Murphy proposed a concept to the Planning Commission members of eliminating the commercial use and (12) twelve proposed parking spaces, and instead have a (2) bedroom (2) unit apartments, which will have landscaping along Upper York Road which will conform with the Township Planner review.

Mr. Genner questioned whether the septic system will support (2) bedroom (2) unit apartments.

Mr. Brussock questioned how the drainage from the channel impacts the site currently.

Mr. Janetka stated that reducing the impervious by 30% will significantly improve the site with just the residential use rather than having the commercial and residential use.

Mr. Brussock asked where the culvert discharged to.

Mr. Deussing asked why have the driveways off of River Road, and is it in an area that significantly floods.

Mr. Deussing asked whether the channel on the property will have any upgrades or changes made to it.

Mr. Fest questioned whether there would be (6) Parking Spots or (4).

Mr. Caputo asked if the parking area could be moved to the back of the property out of site from traffic entering Solebury Township.

Mr. Genner stated that if the building would be moved to the River Road ultimate right-of-way, eliminate one of the driveways and slightly shift the building there could be ample area for parking in the back.

Mr. Cosdon questioned whether the applicant has contacted the Township to see if that zoning use is permitted.

Mr. Caputo referencing the Bucks County Planning Commission review item #4 Historic District, was there any thought given to moving the building to another location for rehab.

Mr. Genner stated that the Planning Commission members may want to see a plan of the new proposed use to see how it will or could impact the requested waivers before any decision was made on the application.

Mr. Murphy referencing the Township Planner review letter item #1, stated that a required architectural planting plan certified, signed and sealed is a concern.

Mr. Janetka asked if the applicant could sit with the Township Planner and come up with an adequate planting plan.

Mr. Fest asked if this is a common practice to grant a waiver from having a signed and sealed plan.

Mr. Murphy referencing the Township Traffic Engineers review letter, stated that the applicant is willing to meet with PennDot and the Traffic Engineer to answer questions.

Mr. Cosdon stated that the amount of occupants if there were (1) 2 bedroom apartment and a commercial use vs. (2) 2 bedroom apartments will have a significant impact with (1) septic system. The (2) 2 bedrooms units will use a lot more water and septic.

Resident Dan Tompkins stated that he will be very excited to see improvements to the property, that he lives right across the street.

Upon a Motion made by Chris Caputo, seconded by Dan Fest the application was postponed until the September 11, 2017 meeting, after the applicant has provided the Planning Commission with an updated plan of the proposed (2) 2 bedroom apartments.

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. Genner referencing the Township Engineers review letter stated that Item's #1, 2 & 3 to be revised, Item's 5 & 6 will be addressed at a later date. Additionally stated that the floodplain definition came from the FEMA ordinance and the floodway elevation came recommended by FEMA.

Mr. Brussock questioned whether there is something more in the FEMA ordinance to be referenced to better understand the suggested definitions.

Mr. Cosdon stated that the changes are to bring into compliance various ordinances. There are various ordinances that have different definitions and the Township needs consistency. This is for procedural purposes at this time.

Upon a Motion made by Peter Brussock, seconded by Dan Fest the Planning Commission members recommended the changes in the Omnibus Ordinance Amendments as presented, but would ask for the Board to consider at a future date having the floodplain definition clarified and floodway more stringent

VII. Adjournment

Upon a Motion by Peter Brussock, seconded by Keith Deussing, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Jean Weiss
Planning Commission Administrator
Solebury Township