

## **Comprehensive Plan Meeting Minutes**

April 17, 2024 Meeting Minutes

Hybrid Meeting

In attendance were James Searing (Chair), Tim Luccaro (Vice-Chair), Marnie Newman, Michael Kennerley, Kay Reiss, Peter Brussock, Elaine Crooks, Zachary Zubris (Administrator/Zoning Officer), Hanna Howe (Board of Supervisors Liaison), Kevin Morrissey (Board of Supervisors Liaison)

Public: Michael Roedig (Bucks County Planning Commission, Director of Planning Services), Lisa Wolff (Bucks County Planning Commission, Senior Planner), and Deanna Miller (Bucks County Planning Commission, Planner/Recycling Program Coordinator).

Absent: Eric Allen, Nancy Stock Allen

**I. The meeting was called to order at 7:02 P.M. by Mr. Searing and there was a quorum.**

**II. Approval of Meeting Minutes**

Upon a motion by Elaine Crooks, seconded by Mr. Luccaro, the March Meeting minutes were unanimously approved.

**III. New Business**

**a. BCPC Workshop Activity Results**

Mr. Roedig, Ms. Wolff, and Ms. Miller were present on behalf of the Bucks County Planning Commission (BCPC).

Mr. Searing opened the meeting and summarized some of the previous meeting.

Ms. Miller stated that the handout presented to the Committee was a summary of the notes BCPC took based upon the March meeting's mapping exercise and the SWOT analysis. Ms. Miler stated that the goal of this was to evaluate topics and trends for the upcoming survey. She stated these were broken down into categories: Preserving Natural and Historic Resources, Transportation, Sustainability and Climate Change, Planned Growth, Agriculture, Community Facilities, and Township Services.

Mr. Roedig stated that it was important to not only consider the SWOT analysis exercise but also the mapping exercise which went through transforming, enhancing, and preserving specific areas of the Township.

Mr. Luccaro suggested that the Committee look at the seven overarching themes to move the process forward.

Mr. Brussock stated that the current Comprehensive Plan is very detailed and questioned why it was not being utilized as a framework to identify topics.

Ms. Miller stated that BCPC reviewed the current Comprehensive Plan and the previous survey but also wanted to encourage more input from the community.

Ms. Wolff stated that in other Comprehensive Plans, the goal is to prioritize certain topics or themes important to residents but to also consider all topics.

Mr. Brussock questioned if this would involve creating a new plan or would be a restructuring what is existing with new topics.

Mr. Roedig stated that the goal would be to build off the current plan if what is currently there is still relevant.

Mr. Luccaro stated that he believed the goal was to build off the existing plan rather than creating a whole new document.

Mr. Brussock felt that the first part of the survey should identify the vision of community and what priorities are important to residents.

Mr. Reiss stated that one of the ways to get community engagement is to show how the plan was used and how it can be used to keep goals and values alive.

Mr. Brussock suggested that at the beginning of the survey there should be a link to the current plan so whomever is taking the survey can see what document already exists.

Ms. Miller stated that the beginning of the survey can include information.

Mr Luccaro questioned if the Township had any reports available showing things like grant funding.

Mr. Zubris stated that the Township does publish reports, including end of year reports, and that some of that is included on the website.

Mr. Morrissey stated he could share the achievement reports that he provides at the beginning of the year.

Ms. Newman stated that as the representative of HARB, she and other members were not aware of the Comprehensive Plan's history section.

Mr. Kennerley stated an important goal is creating more visibility to the plan.

Ms. Wolff stated that a goal of the survey is to bring attention to the plan and interest residents in workshops.

Mr. Kennerley suggested that the specific names of potential preserved properties be removed.

Ms. Crooks suggested that the preserving historic resources topic be isolated from preserving agricultural lands.

Mr. Kennerley stated that planned growth is crucial considering how much land is available.

Mr. Brussock stated that planning was critical, especially taking into account the redevelopment of the 202 corridor.

Mr. Searing and Mr. Brussock expressed that water quality and availability were very important to the planning process.

Mr. Morrissey spoke to the efforts of the various watershed groups within the Township.

Mr. Searing suggested that an eighth category be added specifically to address natural resources.

Ms. Reiss mentioned that an aging population was a threat and was concerned with affordable housing. The Committee discussed attainable housing and felt that it was a concern.

Ms. Crooks stated that it was important to note undeveloped, agricultural land played a role in refilling aquifers, which is crucial to the water supply.

**The Committee briefly discussed the mapping exercise which included transforming, enhancing, and preserving parts of the Township.**

**b. BCPC Survey Discussion**

Mr. Searing opened the discussion on the type of survey to be used.

Ms. Miller began an overview of the draft MetroQuest survey.

Mr. Brussock questioned if the goals shown on the presentation were based upon the current Comprehensive Plan.

Ms. Miller stated that the goals were taken from the current Plan and from the workshop exercises.

Mr. Luccaro stated that a benefit of MetroQuest is that the mapping would include geotagging, which shows where the survey takers live and what places are important to them.

Ms. Reiss and Mr. Kennerley expressed concern that MetroQuest may be too advanced for some survey takers in comparison to SurveyMonkey.

Mr. Brussock stated it was important to consider having the option of requesting a paper copy of the survey.

Ms. Miller presented the SurveyMonkey survey BCPC had created for Riegelsville Borough (1:33:00-2:00:00).

Mr. Searing questioned if there was an advantage to data collection to using either.

Ms. Miller stated that SurveyMonkey provided raw data and a summary while MetroQuest provides more robust data.

Mr. Roedig stated that the biggest difference was that MetroQuest can generate maps.

Mr. Searing questioned if there could be a paper copy generated for MetroQuest.

Mr. Roedig stated that there could be a paper copy generated but SurveyMonkey was easier to generate.

***A motion was made to accept Surveymonkey as the survey of choice. The Motion carried 5-2. Mr. Luccaro and Mr. Searing dissented.***

**c. Working Logo Discussion**

Ms. Miller stated that a member of BCPC created the draft logo based upon Solebury's Township logo.

Mr. Luccaro stated that the Committee should consider using the Township logo for consistency.

Mr. Brussock suggested having a few alternatives including one that captures and promotes sustainability. Mr. Brussock stated he would come back with a few options.

**V. Public Comment**

Mr. Searing questioned if BCPC would come to the next meeting with a draft survey.

Ms. Miller stated she would provide a draft survey in the coming days to help with the next month's meeting.

Mr. Searing expressed that the Committee needed to start thinking about timing and a venue for community workshops.

**VI. Adjournment**

**Mr. Searing adjourned the meeting at 9:15 p.m.**

Respectfully Submitted,



Zachary Zubris  
Zoning Officer/Permit Department Administrator  
HARB Administrator  
Solebury Township