

## **SOLEBURY TOWNSHIP PLANNING COMMISSION**

**May 13, 2019**

### **Minutes**

Attendance: Dan Fest, TJ Francisco, Keith Deussing, William Jordan, Peter Brussock, Joanna Waldron, (Township Solicitor), Robert McEwan (Supervisor Liaison), Jean Weiss (Planning Commission Administrator), Josh Perlsweig, Farm Committee, Kevin Morrissey, Supervisor

Absent:

#### **I. Call to Order**

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

#### **II. Approval of Minutes – March 11, 2019**

**Upon a Motion made by Peter Brussock, seconded by Bill Jordan, the Solebury Township Planning Commission approved the March 11, 2019 meeting minutes.**

#### **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.

Dan Fest expressed concern with requiring an applicant to submit a conservation plan, because of the cost to have the plan created.

Joanna Waldron explained that if the property owner already has a plan in place for the property, they can submit a copy with their application.

Joseph Perlsweig expressed that the Farm Committee is very happy with the results of the ordinance, but there are still items that need to be addressed and maybe more once the first permit has been submitted.

Joanna Waldron commented there is one item that has not been addressed, the committee had discussed the permit fee but there has been no recommendation.

**Upon a Motion made by Dan Fest, seconded by TJ Francisco, the Solebury Township Planning Commission made a recommendation to approve the latest draft ordinance for Passive Solar Greenhouses.**

Kevin Morrissey thanked the Planning Commission members for their time and due diligence with the ordinance and working so well with the Farm Committee.

**IV. Temporary Sales and Permanent Facilities for Sales of Consumer Fireworks – Amendment to the Zoning Ordinance**

The ordinance amendment regarding revising standards for temporary sales of consumer fireworks and clarifying standards for permanent facilities for sales of consumer fireworks.

Joanna Waldron stated the proposed revisions to the Township's fireworks zoning regulations are to address a December 2018 Commonwealth Court decision that impacted state law provisions governing temporary facilities for fireworks sales.

The ordinance has already been advertised and adopted by the Board of Supervisors.

**V. Route 202 Visioning and Infrastructure Update**

Board of Supervisors along with various consultants are in the beginning stages of a visioning/revitalization and infrastructure plan for the route 202 corridor from Sугan Road to Aquetong Road.

TJ Francisco gave the following update:

Work sessions have taken place for the Route 202 Visioning and Infrastructure project also known as the "Land Use and Transportation Plan for Solebury Square" on March 14<sup>th</sup>, April 5<sup>th</sup>, and April 30<sup>th</sup>. The next steering group session is scheduled for May 17<sup>th</sup>.

The conclusion of this study will culminate with the Supervisors vote to accept or reject a TNC district Land Use and Transportation Plan, in line with the Comprehensive Plan.

The project goal as defined by the steering committee is to **"enhance connectivity and establish the preferred character and scale of civic spaces, trails, sidewalks, streets and architecture for Solebury along Route 202 between Sугan Road and Aquetong Road, including a transportation plan, street types, and design standards to guide future development within the TNC District"**

The intent of the plan is to deliver road, parking, parcel layouts and transportation upgrades that allow for a mixed use (primarily retail, medical, light commercial, and residential) planned development; walkable from the high-density neighborhoods across Route 202 and the commercial district along Bridge Street, including the New Hope Solebury Educational Facilities. This planned TNC district could be marketed by the Township as a "destination" in its own right. Certain infrastructure improvements would be managed by the township, while certain infrastructure improvements would take place in partnership with future developers of the various sites within the district.

There is a specific focus on improvements to address existing challenges in the Route 202 infrastructure as well as define Route 202 and secondary road improvements that will enable this vision to become reality. The Township will work with PennDot to achieve these improvements along the Route 202 corridor. There will most likely be a zoning review by a coalition made up of the Township Planning and Zoning members to review site usage, setbacks, and other zoning ordinances to ensure the land use plan works with the township zoning. The steering committee is focused on the preservation of green space, distance views, and the importance of an assembly space within the proposed development area, as well as the retention of 18<sup>th</sup> century and 19<sup>th</sup> century architectural and landscape character, all of which will be considered in the Land Use plan.

At the April 30<sup>th</sup> meeting, the planning and traffic consultants provided two road network, building, and parking layouts that appear to fulfill the goals of this project. One layout will be selected and refined over the next several months and proposed to the Supervisors for adoption in June 2019. The urgency of this plan stems from a heightened interest in near term development from prospective developers and the reality that several parcels within the TNC district are currently for sale. By creating the Land Use and Transportation vision for this district, the Township will be better able to steer developers toward an integrated solution rather than try to manage a parcel by parcel approach to development.

The steering committee welcomes any and all feedback from the Planning Commission as this program moves forward to completion. The steering committee will continue to share any deliverables provided by the planning and transportation consultants to the Planning Commission for feedback as they become available.

Peter Brussock stated it appears by the holistic analysis plan that they are looking at current conditions, more so than future planning/needs. Most of the planning seems to be coming from a transportation aspect; it does not appear that smart tech is being taken into consideration. Smart tech should be looked at and embrace the new technology that will be coming in the near future "5G tech".

TJ Francisco stated one goal is identifying properties for future use, and possible expedited permitting process for as a “green/stainable” incentive. The consultants are working on the traffic light sequence through the area for traffic control.

Robert McEwan commented that the Board of Supervisors and consultants are very interested in community feedback. Leslie Marino is in the process of reaching out to the community for comments/suggestions.

It is the goal of the steering committee to present a proposal to the Supervisors at the June meeting for adoption; the committee is working on what the proposal should and will look like. The future plan is to redefine traffic, buildings, and needs.

The interest of the developers is the most important issue at hand, and trying to work with the property owners along the corridor that have not been developed yet.

TJ Francisco stated the steering committees next meeting is Friday May 17<sup>th</sup>, the committee will formally present to the Supervisors at their June 18<sup>th</sup> meeting.

**VI. Planning Commission/Course Education Opportunities**

Peter Brussock has some material on sustainability in planning that he will pass along to the committee.

TJ Francisco announced the resignation of Dan Moser from the Planning Commission.

**VII. Adjournment**

**Upon a Motion by Peter Brussock, seconded by Dan Fest, the meeting was adjourned at 8:10 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township