

Comprehensive Plan Meeting Minutes

February 28, 2024 Meeting Minutes

Hybrid Meeting

In attendance were: James Searing (Chair)- via zoom, Tim Luccaro (Vice-Chair), Marnie Newman- via zoom, Michael Kennerley, Eric Allen, Nancy Stock Allen, Peter Brussock, Kay Reiss, 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:

- I. **The meeting was called to order at 7:03 P.M. by Mr. Luccaro and there was a quorum.**
- II. **Approval of Meeting Minutes**

Upon a motion by Mr. Kennerley, seconded by Ms. Crooks, the February 28, 2024 meeting minutes were unanimously approved.

- III. **New Business**

Discussion with Bucks County Planning Commission

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

Mr. Roedig began the PowerPoint presentation discussing the implementable Comprehensive Plan process, Bucks 2040, and demographic data gathered by BCPC.

Ms. Reiss felt that the booklet that BCPC presented to the Committee was a great way to present the information.

Mr. Luccaro questioned about partner recruitment during the implementation process.

Mr. Roedig stated that it was on a project by project basis but, by way of example, BCPC has partnered with housing groups, realtors and other interest groups to discuss attainable housing.

Mr. Luccaro asked what the benchmarks the County had instituted to measured success during the processes.

Mr. Roedig stated that measuring success was something the County was focused on, specifically with relation to Bucks 2040. He further stated that on a municipal level, there could be something incorporated as simple as a checklist and that the BCPC would try to establish processes for the municipality to follow up on once the contract ends.

Mr. Brussock commented that the Comprehensive Plan needs to be detailed to provide a roadmap for Township ordinance development, grant prioritization, and resource allocation.

Mr. Roedig replied that the Implementable Comprehensive Plan can include each of these, in addition to specific projects.

Mr. Brussock commented that it was important to balance vision with community support through the process, as to not stifle good ideas.

Ms. Miller and Ms. Wolff presented a second PowerPoint presentation that provided an overview of the plan process specific to Solebury Township, including the Community Survey, data development, visioning, and the plan document.

Mr. Kennerley asked what the expected timeframe was for the Community Survey.

Ms. Miller stated that it would be sent out some time between the middle of May and June, with result collection by the end of June.

Mr. Roedig stated that the goal is to have the survey by the time there is a first workshop.

Ms. Crooks questioned what the process would be for a workshop and if the Comprehensive Plan Committee would have a say into what the workshop entailed.

Ms. Miller explained that workshop would entail activities, including group stations, and that the Committee would be involved in shaping the workshops.

Mr. Brussock expressed concern that the process appeared to be shaped toward a municipality that had never gone through the plan development process before.

Mr. Roedig explained that the first workshop would involve educating the public on what already exists to shape the ideas moving forward.

Mr. Luccaro questioned if there would be a draft circulated prior to the next meeting.

Ms. Miller stated that there would not be a paper copy provided due to limitations but it would be something that could be reviewed digitally.

Ms. Wolff provided demographic information for Solebury Township including population, family size, and median income.

Ms. Miller provided an overview on Township internal survey results.

Ms. Reiss questioned if there was the possibility of including New Hope Borough in the process.

Mr. Roedig stated that New Hope Borough was going to begin their own Comprehensive Plan in the near future and mentioned that New Hope officials questioned if Solebury would be involved. Mr. Roedig then stated that it might be beneficial to bring both municipalities together in each individual process.

IV. Public Comment

The Committee discussed the possibility of moving the date of the monthly meeting from the fourth Wednesday to the third Wednesday of each month.

V. Adjournment

Upon a motion by Ms. Stock Allen, seconded by Ms. Crooks, the Board unanimously moved to adjourn the meeting at 8:34 P.M.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris".

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