

Solebury Farm Committee
January 30, 2024
Hybrid Meeting

Minutes

In attendance: Lars Crooks, Tim Luccaro, Graham Phillips, Gary Manoff, Kaitlin Farbotnik, Buz Teacher, Hanna Howe (Supervisor Liaison), Renee Scally (Township Administration), Terry Clemons (solicitor)

Call to order

Lars Crooks called the meeting to order at 7:00 pm

Approval of Minutes

November 2023 meeting minutes approved, 1st by Tim Luccaro, 2nd by Kaitlin Farbotnik, all in favor.

Reorganization of Committee

Chair – Graham Phillips nominated by Kaitlin Farbotnik, 2nd by Tim Luccaro. All in favor

Vice-Chair – Gary Manoff volunteers to be vice-chair, 2nd by Lars Crooks. All in favor

Announcements

Farm committee was very impressed with the Board of Supervisor meeting in which the farmers voiced their concerns and the Board of Supervisors was very receptive to the ordinances in review.

Old Business

I. Permits & Zoning

Agricultural buildings are exempt from Pennsylvania grading permits, but not in the township. Most farms have conservation and stormwater plans already in place.

Upon a motion by Tim Luccaro, seconded by Kaitlin Farbotnik, it was (unanimously) agreed to move forward with asking the Board of Supervisors to consider adoption to the amendments of the Stormwater Management Ordinance to make costs less burdensome to farmers. Also, to have a meeting between the Bucks County Conservation District, the township engineer and a representative of the farm committee to discuss on how to accomplish.

II. Land & Zoning Use

Terry Clemons wrote up summary sheet of provisions found in various municipal zoning ordinances from municipalities around the area for

agricultural accessory uses. This can depend on the size of the property and how much produce/product is grown/farmed on the land.

Upon a motion by Tim Luccaro, seconded by Kaitlin Farbotnik, it was (unanimously) agreed to move forward with asking the Board of Supervisors to authorize the preparation of an ordinance that addresses agricultural accessory uses.

a. Housing

Multiple ideas to help with the housing issues for temporary workers, such as lessening of the density/acreage requirements, rooming houses, tiny homes and/or repurposing existing structures, but need sewage, water and needs to follow all building codes. If property has a conservation easement, the accessory housing ordinance will not apply.

Upon a motion by Tim Luccaro, seconded by Kaitlin Farbotnik, it was (unanimously) agreed to move forward with further revisions of the Agricultural Accessory Dwelling ordinance for agricultural workers to provide more options for housing for workers.

b. Argitainment/Argitourism Events

Multiple events are mentioned, such as seasonal festivals, farm craft fairs, municipality sponsored events, hayrides, etc. These events must comply with Board of Health regulations, need of permits, cannot have mechanical rides/amusements, traffic control, sufficient parking, lighting only during event. This can depend on the size of the property and how much produce/product is grown/farmed on the land.

III. Administrative Business

None

IV. Agricultural Promotion Objectives

a. Farmer-Land Match Program

No updates

b. Website Updates

None. Tim Luccaro will get information emailed to the township to upload to the website

New Business

I. 2024 Objectives

To have the Agricultural Accessory Dwelling ordinance completed by September 2024.

Discussion

I. Greenhouse Space for Master Gardeners

Any suggestions, to email Lars Crooks

II. Comprehensive Plan

Tim Luccaro is on this committee and is representing the Farm Committee.
He will provide updates to the Farm Committee at each meeting.

Meeting adjourned at 8:56 pm by Lars Crooks

Respectfully Submitted,
Renee Scally