

SOLEBURY TOWNSHIP PLANNING COMMISSION

February 12, 2024

Minutes

Attendance: Keith Deussing, Peter Brussock – via zoom, Gretchen Rice, Amishi Castelli, John Deandrea, Adrian Max (Alternate Member), Curt Genner (Township Engineer) – via zoom, Maureen Carlton, (Township Solicitor) – via zoom, Mark Roth (Township Traffic Engineer) – via zoom, PJ Jobanputra (Township Planner) – via zoom, Jean Weiss (Planning Commission Administrator)

Absent: Eric Cohen (Alternate Member), Lesley Marino, Dan Fest,

I. **Call to Order**

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. **Approval of Minutes – January 8, 2024**

Tabled until the March 11, 2024 meeting

III. **Subdivision/Land Development – Natalie Hamill & Josh Perlsweig (3211 & 3175 Suga Road – TMP #'s 41-013-046 & 41-015-001)**

The applicant is proposing to redevelop an existing residential lot for use as an accessory farm stand and cooking school to the adjacent property and consolidation of both lots.

Ed Murphy, Esquire, Sharon Dotts, Gilmore Associates, Josh Perlsweig, Applicant were present on behalf of the application.

Ed Murphy gave a brief overview of the revised project.

Ed Murphy explained that as a condition of the preliminary/final land development approval received last spring, the application was required to obtain approval of the driveway from PennDOT. As part of the approval process the applicant was required to re-configure the driveway access. The applicant is in front of the Planning Commission with revised drawings for the re-configured driveway.

Sharon Dotts explained the re-configuration of the driveway access; the location of the preexisting driveway will be the ingress – vehicles will be coming onto the site from that point and existing through the egress farm lane. By re-configuring the driveway entrance, we were able to re-direct the parking stalls to face the existing structure instead of facing the parking towards the neighboring property.

Gretchen Rice asked whether there will be directional signage for one-way in and one-way.

Sharon Dotts confirmed there will be signage on the one-way ingress “one-way” on the exit there will be “one-way” and a stop sign for anyone trying to enter the property from that driveway. There will also be directional signs along the internal driveway.

Keith Deussing asked if all review letters from Wynn Associates, Bowman, Simone Collins, and Township Engineer are all will comply.

Ed Murphy confirmed they are all will comply.

Mark Roth has confirmed that both driveways have been reviewed, approved and permitted by PennDOT.

PJ Jobanputra confirmed that the additional landscaping provided along the property line will help shield headlights illuminating onto the neighboring property.

John Deandrea ask about the berm and shadow box fencing; what size is it.

Sharon Dotts replied, it is a 6 ft fence.

Mark Schmukler, resident addressed the Planning Commission for public comment.

Nolan Trough, resident addressed the Planning Commission for public comment.

A motion was made by Gretchen Rice and seconded by Amishi Castello to recommend conditional approval of the subdivision (lot consolidation) and land development project #23-609, subject to all comments and recommendations in the Wynn Associates memorandum dated January 25, 2024, Simone Collins memorandum dated February 7, 2024, McMahon Associates memorandum dated January 25, 2024 and Solebury Township Zoning Officer memorandum dated January 25, 2024, and subject to Board consideration of fee in lieu of requested waivers.

IV. Zoning Ordinance Amendment – Farm Accessory Dwelling

Maureen Carlton gave a brief overview of the proposed amendment to the zoning ordinance. Clustering, except for accessory dwellings for agricultural workers, the principal dwelling and all accessory dwellings

shall be clustered within 20% of the entire tract. A combined maximum of one accessory dwelling and/or accessory dwellings for agricultural workers may be erected provided the lot is a minimum of four acres in area and less than 50 acres in area. A combined maximum may be erected provided the lot is a minimum of 50 acres in area.

Gretchen Rice expressed a concern with the requirement hardship of a conditional use.

Keith Deussing asked if the current ordinance requires conditional use approval.

Curt Genner explained the current ordinance requires the clustering, the revised ordinance was created to elevate that requirement.

Peter Brussock also expressed concern with the added burden this draft ordinance would place on local farmers.

Keith Deussing asked if there had been any applications to the Township in the past months or even years pertaining to the clustering ordinance.

Mark Schmukler, resident made public comment.

Peter Brussock suggested tabling the ordinance until another meeting to allow the opportunity to get more clarity from the Board of Supervisors of the origin and what we should be considering.

Upon a Motion made by Keith Deussing, seconded by Gretchen Rice the Zoning Ordinance Amendment – Farm Accessory Dwelling was tabled until a future meeting with comments.

V. Comprehensive Plan Update

Peter Brussock gave a brief update on the kick-off meeting of the Comprehensive Plan Committee; the next meeting is scheduled for February 28th.

VI. Adjournment

Upon a Motion made By John Deandrea the meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township