

Buckingham Township Planning Commission
Approved Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, July 2, 2008** in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice-Chairman
	Glynnis Stone-Tihansky	Member
	Marc Sandberg	Member
	Rebecca Fink	Member
	Ann Sutphin	Member
	Daniel Gray	Township Engineer
	Lynn Bush	Bucks County Planning Commission
Absent:	Tom Baldwin	Member

Ms. Mehling called the regular meeting to order at 7:35 p.m.

1. Consideration of Approving Planning Commission Meeting Minutes of June 5, 2008.

Ms. Sutphin made a motion, seconded by Mr. Fowles to approve the minutes of the June 5, 2008 meeting. The motion carried unanimously.

2. SA2006-05 "Lindenmeyr Tract aka Sotter Hill," 2855 Ash Mill Road, TMP#6-14-63, 29.25 acres & 6-14-29 15.17 Acres, AG-2 Zoning, 5 Lot Subdivision with one existing lot, Final Plan of Major Subdivision, Review Expiration September 30, 2008.

Representing the applicant were Mr. Robert Gundlach, Attorney, Mr. Matt Williams, Project Engineer and Mr. Henry Lindenmeyr. Mr. Gundlach noted that they would comply with the one issue raised in the June 24, 2008 Landscape Review Consultants review letter. Mr. Gundlach noted that the applicant would comply with all issues raised in the June 27, 2008 Knight Engineering review letter other than item 12 on page two, which was discussed:

12. Mr. Gundlach explained that they would like to meet with Ms. Manicone, Landscape Consultant, at the site and stake a location for the driveway prior to going before the Board. The applicant would agree to preserve trees to the extent it was possible with the driveway in that location. Ms. Mehling questioned whether the driveway location could be adjusted. Mr. Gundlach responded that to the extent it could be adjusted, they would to avoid tree removal. Ms. Mehling noted that this particular location was so visible to the road that the removal of trees would change the character of the site.
- Mr. Fowles asked if the applicant had an objection to showing the large caliper trees on the plan. Mr. Gundlach responded that they were not planning to do a survey, but they would go out with Ms. Manicone and mark the large trees on the plan.
- Mr. Gray asked about a triangular piece of land currently being used to access the property and whether it could continue to be used for access. Mr. Gundlach responded that for the plan they needed a legal way to enter the site, but they could talk to the property owner to see

if that space could be used. Mr. Gray suggested talking to that property owner before going to the Board to see if they could get an easement.

Ms. Sutphin made a motion, seconded by Ms. Mehling to recommend approval of SA2006-05 "Lindenmeyr Tract aka Sotter Hill," 2855 Ash Mill Road, TMP#6-14-63, 29.25 acres & 6-14-29 15.17 Acres, AG-2 Zoning, 5 Lot Subdivision with one existing lot, Final Plan of Major Subdivision contingent upon the following items:

- *The applicant will comply with the issue raised in the June 24, 2008 Landscape Review Consultants letter,*
- *The applicant will comply with all items in the June 27, 2008 Knight Engineering review letter with the exception of item 12 where it was agreed that the applicant would preserve all large caliper trees so long as they did not interfere with the location of the driveway; the applicant will meet with Ms. Manicone and stake the location of the proposed driveway and see if it could be located without interfering with large caliper trees.*

The motion carried unanimously.

3. Reviewing of Township Comprehensive Plan.

Ms. Lynn Bush led the review discussion and recommended that the Planning Commission start by focusing on guiding principles. The following principles were presented and discussed:

Principle 1: Manage Growth

There was discussion about not only managing growth but also limiting growth.

Ms. Tihansky asked about considerations for tax revenue. Ms. Bush explained that most income in Buckingham comes from the earned income tax. She noted that businesses are taxed via the real estate tax.

There was consensus to support some nonresidential development to provide residents with jobs and local services to enhance Buckingham so that it was not just a bedroom community. They specifically mentioned research facilities or businesses that supported farming. There was discussion about making it easier for a resident to establish a business within the municipality. The Planning Commission (PC) felt that business development could either be its own principle or it could be incorporated into the Livable Communities principle.

The PC expressed support for mixed use development.

Principle 2: Promote Sustainability and Protection of Natural Resources

This area would be expanded to address energy issues and greenhouse gas reductions.

Discussion followed about the Cool Cities initiative. Dr. Sandberg recommended consideration of mandates instead of requests. Mr. Fowles recommended incentives to builders who use green building practices. Ms. Bush noted that Doylestown Borough has given building permit fee reductions for building green. Ms. Bush suggested that the Planning Commission arrange a meeting with Mr. David Hartkey, President of the Bucks County Green Building Council. Mr. Fowles suggested that the Township could provide the service of doing energy auditing. Mr. Gray noted that there had been some discussion by the Board about energy audits and added that Castle Valley Consultants had begun looking into the potential for growing biofuel plant material at the spray fields.

Principle 3: Provide for Mobility and Connections

Ms. Bush explained that the focus now was on providing connections and mobility for all users (bikers, walkers, etc) rather than building new roads. Discussion followed about an overall plan for connecting the bike paths. Discussion followed about mass transportation and whether or not people were willing to use it. Ms. Tihansky recommended that the comprehensive plan include something to address safety of the roads.

Principle 4: Preserve Open Space and Protect Agriculture

Dr. Sandberg questioned if the plan could address a preference for a specific kind of farming in the Township. Ms. Bush thought it could be addressed.

Principle 5: Livable Communities

Ms. Bush noted that this principle would include recreation and other quality of life issues.

Principle 6. Protect Historic Resources and Villages

Ms. Bush noted that at Board meetings there is a consistent interest in the inventory of historic resources. She noted that the Township had five villages on the National Register of Historic Places and that they needed some protection. Ms. Bush noted that only Spring Valley had a Historical and Architectural Review Board (HARB).

Ms. Bush agreed to draft a principle 7 that would deal with the idea of businesses as part of the community.

**Mr. Fowles made a motion, seconded by Ms. Sutphin to adjourn the meeting at 8:40p.m.
The motion carried unanimously.**

Minutes respectfully submitted by Suzanne Safran