

**Buckingham Township Planning Commission**  
**Approved Meeting Minutes**

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, December 3, 2008** in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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

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

**1. Consideration of Approving Planning Commission Meeting Minutes of October 1, 2008.**

*Ms. Sutphin made a motion, seconded by Mr. Baldwin to approve the minutes of the October 1, 2008 meeting. The motion carried unanimously with Mr. Fowles and Ms. Sutphin abstaining.*

**2. LD2008-02 "None Such Farm Market," 4458 York Road, TMP#6-10-218, 1.90 Acres, R-1 Zoning. Preliminary Plan of Land Development. Review Expiration date March 3, 2009.**

Representing the applicant were Mr. John A. ValLuvanee, Attorney and Mr. Roderick M. Chirumbolo, Project Engineer.

Mr. VanLuvanee explained that he would like to have a discussion with the Planning Commission regarding their plans and the various consultant reviews. But before making any plan revisions and appearing before the Board, they wanted to meet with Solicitor Smith for legal discussions. Mrs. Mehling expressed support for the plan acknowledging that many of the issues might be better served by other people.

Mr. VanLuvanee acknowledged that they would have to comply with zoning issues as well as deal with issues with outside agencies (e.g. National Pollutant Discharge Elimination System (NPDES) stormwater criteria). He noted that they would return to the Zoning Hearing Board (ZHB) if necessary.

Mr. John Yerkes explained the purpose of the expansion was to provide more room for customers and additional products. He explained that the addition would look like a mirror image of the existing structure.

Review of November 28, 2008 Knight Engineering Review Letter

The applicant agreed to comply with all issues other than those discussed below.

11.1b Mr. VanLuvanee reported that Del Val Soils had evaluated the site and determined that there were no wetlands, floodplain soils, or streams (as defined in the subdivision ordinance), etc. Mr. Gray noted that submittal of the Del Val report would clarify the outstanding issues and that if additional studies were needed they would be done.

1.1 c. Ms. Manicone confirmed that the Zoning Ordinance prohibited the removal of vegetation higher than 5'. Mrs. Bush explained that the purpose of the ordinance was to maintain the look of country roads in Bucks County. Mrs. Bush commented that she felt it was really not applicable to this parcel. Mr. Gray suggested coming to some resolution to move the infiltration basin out of that area. Mr. VanLuvanee noted that the issue would be negotiated.

1.2 Mr. VanLuvanee recommended that the ordinance should apply only to new lighting, but noted that they had done a lighting plan for the entire site. Mr. Gray explained that if an applicant expanded beyond 25%, then they were supposed to update all lighting. This plan is for 28%.

1.3 The applicant will ask for a waiver.

1.4 Mr. VanLuvanee noted that he felt the gate was overkill. PC consensus was that the gate was not necessary though they would not prohibit the gate if the applicant chose to install one.

2.1 The applicant will ask for a partial waiver and agreed to show Knight Engineering whatever they wanted to see.

3.1 Mr. VanLuvanee reported that he believed the Township had adequate right-of-way and the applicant will ask for a waiver.

3.6 Mr. VanLuvanee commented that he objected to the line "as last amended," but will comply with the ordinance in affect at the time of approval. The applicant will work out the language of the note on the plan.

3.7 Mr. VanLuvanee indicated there would be blanket easements

4.2 Mr. VanLuvanee explained that the intent was for there to be no new utilities; existing utilities will be shown on the plan.

4.5 The applicant would rather not pave and will decide whether to ask for a waiver.

4.9 Mr. Chirumbolo reported that they would look into flaring the grading as best they could, but they would likely need a waiver. He noted that there was no pedestrian traffic in that area.

4.11 The applicant will provide turning movement patterns.

7.1 The applicant will meet with Ms. Manicone after other issues have been resolved and they have met with the Board of Supervisors. Mr. VanLuvanee noted that Ms. Manicone's November 25, 2008 review letter would be addressed at that same meeting.

10.2 The applicant indicated there was no room for the topsoil. Mr. Gray asked that the applicant outline in the construction sequence how they were going to do things so that that Township knew they would have room to do what needed to be done.

#### Review of November 11, 2008 Zoning Officer Letter

Mr. VanLuvanee noted that he felt most of the issues would be addressed by the Del Val letter. The following points were discussed.

3. Mr. Myers does not want the roof drains connected to the storm drain system..
4. Mr. Chirumbolo explained that there was over 2000 ft of overland flow and that the temperature would change from the source to Watson Creek so they were not sure if the temperature change would have an impact. Mr. Gray noted that the Del Val study would eliminate this issue.

#### Other Discussion

Ms. Mehling asked about whether the building envelope was big enough to accommodate the expansion. Mr. Chirumbolo responded that the envelope was very small. Mrs. Bush acknowledged that it was a preexisting condition. Mr. VanLuvanee noted that he had shown the plan to the Zoning Hearing Board (ZHB) and explained that they could not expand within the ordinance. Mr. VanLuvanee added that the model was not clear on how to handle buildings that were already nonconforming.

The PC unanimously expressed support for the plan.

Mrs. Maggie Rash, Township Supervisor, expressed support for the project and the PC's recommendation.

Ms. Sutphin made a motion, seconded by Ms. Tihansky to recommend approval of LD2008-02 "None Such Farm Market," 4458 York Road, TMP#6-10-218, 1.90 Acres, R-1 Zoning. Preliminary Plan of Land Development subject to resolution of all issues raised in review letters to the satisfaction of the Township review consultants and the Township Solicitor. The motion carried unanimously.

**Ms. Sutphin made a motion, seconded by Ms. Tihansky to adjourn the meeting at 8:20p.m. The motion carried unanimously.**

*Minutes respectfully submitted by Suzanne Safran*