

Buckingham Township Planning Commission
Approved Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held **Wednesday, February 4, 2009** in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

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| Present: | Andrea Mehling | Chairperson |
| | Rebecca Fink | Member |
| | Marc Sandberg | Member |
| | Daniel Gray | Township Engineer |
| | Lynn Bush | Bucks County Planning Commission |

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| Absent: | Patrick Fowles | Vice Chairperson |
| | Glynnis Stone-Tihansky | Member |
| | Ann Sutphin | Member |
| | Tom Baldwin | Member |

Ms. Mehling called the regular meeting to order at 7:30 p.m.

Ms. Mehling explained that because there was not a quorum, no decisions could be made at the meeting.

1. Consideration of Approving Planning Commission Meeting Minutes of January 7, 2009.

Tabled

2. SA 2009-01 "Ramsden Subdivision", Durham Road, TMP# 6-18-144, 14.831 Acres, AG-1 Zoning. Preliminary/Final Plan of a Minor 2 Lot Subdivision. Review expiration date is May 5, 2009

Representing the applicant was Mr. Windsor Tracy, Tracy Land Services and Mr. Frank Ramsden. Mr. Tracy provided an overview of the subdivision explaining that Mr. Ramsden plans to sell the existing house and farm and build a new house in which he will live on the newly created lot.

The following waivers from the January 8, 2009 waiver request letter were reviewed:

2. **Section 9.4A** Mr. Tracy explained that because of the orientation with the existing home and the additional grading and woods removal that would be required to comply with the ordinance, they wished to get a waiver to this requirement. Dr. Sandberg asked how far off they were from meeting the requirement. Mr. Tracy responded that there would be a 25-degree change in orientation to meet the requirement of the ordinance. Discussion followed about the purpose of solar orientation. Mr. Tracy noted there were other building design options that could be utilized to gain the same efficiencies. Mr. Gray suggested that when the applicant returns with revised plans that they include in the waiver list more reasons why they want the waiver.

3. **Section 9.4.C.1** Mr. Tracy explained they were trying to utilize the existing mature woods and that they would provide further justification in the future submission.

4. **Section 9.5** Mr. Tracy explained that existing onsite testing indicated there was not a water problem. Mr. Gray asked who did the testing. Mr. Tracy responded that Del Val Soils & Environmental Consultants performed the tests. Mr. Gray noted that he would ask for testing in the infiltration facility and as long as the basement was at a higher elevation, then he thought the numbers could be correlated.

5-7 **Section 9.7.A.13, 9.18A, 9.18B** Ms. Mehling noted that historically the Board has supported such waivers from road widening and curbing. Discussion followed about whether there were any nearby bike paths. Ms. Bush was not aware of any. Ms. Bush noted that the County Planning Commission has prepared a bike path/sidewalk plan for the Township that she would bring to the next discussion.

Ms. Mehling suggested that the applicant meet with Ms. Manicone and Mr. Gray and work out various review issues.

Discussion of SA 2009-01 "Ramsden Subdivision", Durham Road, TMP# 6-18-144, 14.831 Acres, AG-1 Zoning. Preliminary/Final Plan of a Minor 2 Lot Subdivision was tabled.

Mr. Christopher Potts, 1857 Durham Road, neighbor, expressed concern that if someone else bought the parcel they might destroy the existing woods and asked if there was any protection. Mr. Tracy responded that part of the zoning decision required a deed restriction from further subdivision. Mr. Potts asked about accessory structures. Mr. Tracy explained that part of the subdivision requires a conservation easement for the woods. Mr. Gray suggested that as the applicant was developing the conservation easement, they could take into account Mr. Potts's property.

3. SA 2001-05C "Smith Pfeiffer Tract" aka "Estates at Forest Grove" aka "Mill Creek Ridge", Dark Hollow Road and Forest Grove Roads, TMP# 6-23-1, 4, 13, 14 & 17, 183.1 Acres, AG-1 Zoning. Revised Final Plan of a Major Subdivision (71 lots). Review expiration date is April 7, 2009.

Tabled.

4. Continued Review of the Township Comprehensive Plan.

The Planning Commission continued their review of the Township Comprehensive Plan. Mr. Mike Roedig, Bucks County Planning Commission Planner, was in attendance.

Ms. Mehling made a motion, seconded by Ms. Fink to adjourn the meeting at 8:30p.m. The motion carried unanimously.

Minutes respectfully submitted by Suzanne Safran