

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8834 • Fax (215) 794-8837

Website - www.buckinghampa.org



PLANNING COMMISSION

AGENDA

AUGUST 4, 2021

Call to Order 7:30 p.m.

1. Consideration of approving the draft Planning Commission minutes of the April 7, 2021 Meeting.
2. Consideration of recommending approval of the proposed amendments to the Buckingham Township Zoning Ordinance.

Buckingham Township Planning Commission
Meeting Minutes

The regular meeting of the Buckingham Township Planning Commission was held August 4, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice Chairperson
	Louis Spadafora	Member
	Glenn Thomson	Member
	Erling Salvesen, Jr.	Member
	Dr. Marc Sandberg	Member
	Luke Rosanova	Bucks County Planning Commission
Not Present:	Rebecca Fink	Member
	Dan Gray	Township Engineer

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

Consideration of approving the draft Planning Commission minutes of the April 7, 2021 meeting.

Mr. Fowles made a motion, seconded by Mr. Spadafora, to approve, as most recently presented, the draft Planning Commission meeting minutes of the April 7, 2021 Meeting. The motion carried unanimously.

Consideration of recommending approval of the proposed amendments to the Buckingham Township Zoning Ordinance.

Mr. Luke Rosanova, Bucks County Planning Commission, explained a formal review of the proposed amendments is currently being prepared and will be forthcoming.

The following items were discussed.

- **Section 3030 Reasonable accommodation.** Mr. Rosanova said he is waiting for a response from the Housing Equality Center of Pennsylvania and may have comments in the formal review letter after hearing from them.

- **Article IV, Off-Street Parking Requirements.** Mr. Rosanova said that raising the required parking spaces for townhouse and multi-family usage from 2 to 3 spaces seems high. He said the county refers to the Institute of Transportation Engineers who prefer 2 spaces total. Mr. Rosanova said the concern is an increase in impervious surface, and recommended a lesser increase such as 2.5 or .5.

Mrs. Mehling asked if pervious surface could provide a solution, and Mr. Rosanova said "yes". Mrs. Mehling asked if pervious was considered as "impervious" in the zoning ordinance, and Mr. Rosanova said it depends on the language used in the zoning ordinance.

Mr. Thomson clarified the Bucks County Planning Commission would like to see something in writing that substantiates the need to increase the number of parking spaces. Mr. Fowles mentioned that the

township engineer addressed this matter in a recent email, stating that the township has received complaints from residents regarding insufficient parking as people have more than 2 cars and are not using their garages to house the cars, therefore the amendment addresses the changes in society.

- Article 4 Use Regulations, Section 405, Subsection B10 Residential Accessory Building, Structure, or Use, Subsection E Accessory In-Law Dwellings.

Mr. Rosanova recommended the consistent definition of “family” throughout the zoning ordinance be amended to replace “related by blood, adoption or marriage” with: “Related by birth, marriage or determined by law (adoption, fostering or guardianship) to the owners”. He explained that the term “blood, adoption or marriage” is no longer used, and recommended the language “by blood, adoption or marriage” be replaced by “Related by birth, marriage or determined by law (adoption, fostering or guardianship) to the owners” in this section.

- Article 4 Use Regulations, Section 405, Subsection B10 Residential Accessory building, Structure, or Use, Subsection H., Spas or Hot Tubs.

Mr. Rosanova commented that in paragraph #2, the phrase “or not” is unnecessary within the following sentence “The spa or hot tub shall be required to have a cover, whether compliant with ASTM F1346 or not, ...”.

Mr. Fowles said the phrase was logical since paragraph #1 allows a non-ASTM F1346-compliant cover if the spa is properly enclosed or fenced in.

Mr. Rosanova agreed.

- E28 Specialty Cultural Shopping Center.

Mr. Rosanova questioned the Maximum Dimensional Requirements of 15 acres. He wondered if this would make Peddler’s Village a non-confirming use, not knowing if the Village is defined by the individual areas (one being 15 acres, another 14) or as a total development exceeding 15 acres.

Mr. Salvesen questioned the Minimum front yard setback of 50 feet, wondering if this applies to the “Penn’s Purchase” land development across Route 202, as he recalled the buildings being located nearer Route 202 than 50 feet.

Mr. Fowles made a motion, seconded by Mrs. Mehling, to recommend the Board of Supervisors accept the amendments to the Buckingham Township Zoning Ordinance as written, with the suggestion that under Article 4 Use Regulations, Section 405, Subsection B10 Residential Accessory Building, Structure, or Use, Subsection E Accessory In-Law Dwellings, the word “consanguinity” be replaced by the definition of family such as “Related by birth, marriage or determined by law, adoption, fostering or guardianship by the owners”. The motion carried unanimously.

Mrs. Mehling noted that Mrs. Fink had emailed the Planning Commission members prior to this evenings’ meeting and was in favor of recommending support of the ordinance amendments as written.

Mr. Fowles made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 7:59 p.m. The motion carried unanimously.

Minutes approved October 6, 2021.
Minutes respectfully submitted by Lori Wicen.