

MINUTES OF THE BEDMINSTER TOWNSHIP PLANNING COMMISSION

Meeting Date: June 7, 2010

Planning Commission
Members Present:

Ron Dise, Chairman
Dorothy Longacre, Vice Chairperson
Daryl Rice, Member
John Spiegel, Member, arrived at 8pm

Staff:

Tom Fountain, Engineer
Peter Nelson, Solicitor
George Spotts, Township Planner

The meeting was called to order by Ron Dise at 7:34 pm.

Minutes

A motion was made by Dorothy Longacre, seconded by Daryl Rice to approve the minutes from the April 5, 2010 meeting. The motion passed unanimously. No work session meeting was held in April 2010, and there was no May 2010 regular meeting or May work session.

Wonsidler Minor Subdivision

Present at the meeting to discuss the Wonsidler subdivision were applicant Sandra Wonsidler and Scott Mease of Mease Engineering. The property that the applicant is proposing to subdivide is identified as 2476 Bedminster Road, BCTMP#1-6-86, with total acreage of 29.5 acres. Tom Fountain reviewed his memo, dated June 3, 2010, regarding the subdivision plans. The applicant was informed that watercourses need to be identified on the plans. Solicitor Peter Nelson informed the applicants that it will be necessary to go before the Zoning Hearing Board to ask for a variance to the requirements of the Act 319 Exception to the Farmland set-a-side provisions since Lot 2 is larger than 2 acres and the applicants wish to subdivide the property under this exception.

The Planning Commission also requested that the plans depict the protected tree area and identify that the trees cannot be disturbed more than 50%. The Planning Commission also suggested that the newly created lot 2 share the existing driveway on lot 1 to reduce impervious surface and eliminate creating a new driveway opening on Route 113. The Planning Commission discussed the requested waivers and the idea to require a deferred fee in lieu of payment for the bike path, which would be paid at the time that building permits would be applied for on Lot 2. The applicant and Mr. Mease will be revising the plans according to the Commission's recommendations.

General Matters

The Planning Commission discussed the proposed rezoning of Hagersville in East Rockhill Township. The Planning Commission's comments on the proposed rezoning include the following: East Rockhill should consider improving the intersection of North Fifth Street and

Route 313, including adding a turning lane, in order to alleviate the potential traffic traveling through the village. Also, it is recommended by the Planning Commission that East Rockhill more specifically identify the character of the village, and should also include the input of Bedminster residents who live along Old Bethlehem Pike in their planning.

The Planning Commission then discussed revisions to the Electronic Sign Ordinance as proposed by the Bucks County Planning Commission memo dated April 7, 2010. Bucks County is suggesting more restrictions to the ordinance. Some items that the Township Planning Commission agreed with include brightness of the sign adjusting to ambient light conditions, restrictions on graphics to ensure they are appropriate for public viewing, and specifying a minimum range for suitable frequency changes as appropriate for the types of messages shown on the signs. Solicitor Peter Nelson will revise the electronic sign ordinance according to the Township Planning Commission's recommendations and resubmit it to the Bucks County Planning Commission for further review.

Ron Dise informed the Planning Commission that there would be no June Work Session.

Public Comment

There were no public comments.

There being no other matters or a public comment, a motion was made by Ron Dise, seconded by Dorothy Longacre to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,
Sarah Heyer, Administrative Assistant