

Comprehensive Plan Meeting Minutes

June 26, 2024 Meeting Minutes

Hybrid Meeting

In attendance were James Searing (Chair), Tim Luccaro (Vice-Chair), Michael Kennerley, Kay Reiss, Peter Brussock, Elaine Crooks, Jean Weiss (Administrator), Hanna Howe (Board of Supervisors Liaison), Kevin Morrissey (Board of Supervisors Liaison), Eric Allen, Nancy Stock Allen

Public: Michael Roedig (Bucks County Planning Commission, Director of Planning Services), Lisa Wolff (Bucks County Planning Commission, Senior Planner), and Deanna Miller (Bucks County Planning Commission, Planner/Recycling Program Coordinator).

Absent: Marnie Newman

I. The meeting was called to order at 7:02 P.M. by Mr. Searing and there was a quorum.

II. Approval of Meeting Minutes

Upon a motion by Mr. Luccaro, seconded by Ms. Crooks, the May Meeting minutes were unanimously approved, with suggested changes made by Mr. Searing.

III. Old Business

a. Survey Discussion

Mr. Roedig, Ms. Wolff, and Ms. Miller were present on behalf of the Bucks County Planning Commission (BCPC).

Ms. Miller opened the discussion on the survey that BCPC had created in response to the Committee's input.

Mr. Searing questioned if the introduction page would be sent prior to the survey.

Ms. Miller stated that the introduction page would be what is shown when the survey link is clicked.

Mr. Brussock stated that the introduction focus should not be on quality of life.

Ms. Reiss stated the language should state key issues.

Mr. Roedig questioned what the alternative was to consensus.

Mr. Brussock stated that revising goals on the direction forward would be more meaningful than reaching consensus. Mr. Brussock also suggested adding highlights to the introduction such as sustainability, resiliency, and energy topics.

Mr. Searing questioned if adding those topics was too specific.

Mr. Brussock stated that the specific goals or needs for the community should be included in the introduction.

Mr. Luccaro suggested adding language that provided a time frame for the Comprehensive Plan to the introduction.

Ms. Stock Allen questioned if the logo was settled on and felt that the introduction should be more powerful to grab the attention of the potential survey taker.

Ms. Crooks questioned if there could be a time estimate for taking the survey added.

Ms. Miller stated that SurveyMonkey could add the time estimate.

Ms. Crooks questioned if the adjectives for Question 1 of the survey should be removed.

Ms. Stock. Allen stated that the adjectives were accurate and should stay.

Ms. Crooks asked if ranking questions would be possible with paper copies.

Ms. Miller stated that the paper copy could be modified.

Mr. Searing felt that some of the answers in Questions 2 and 3 could make it difficult for someone to continue taking the survey.

Mr. Allen felt that the difficult answers could be crucial in obtaining that information.

Ms. Crooks suggested adding the topic of website to Question 4.

Mr. Allen suggested adding Township communications to Question 4.

Mr. Brussock suggested editing the option of electronic waste disposal to include household waste materials for Question 4 .

Ms. Stock Allen questioned if dog park should be included in Question 5 due to the concerns surrounding the use.

Mr. Luccaro suggested removing dog park to simplify Question 5.

Ms. Reiss questioned if the answer about clean energy in Question 6 was a Township wide service or a private option.

Ms. Roedig stated Question 6 was more general.

Mr. Allen stated the Environmental Advisory Council did not have a problem with the climate change options in Question 6.

Mr. Luccaro suggested changing Question 7 to asking if Solebury Township should take measures to mitigate climate change.

Mr. Kennerley felt asking about land preservation was a fair question for Question 7 since the Township has spent \$50 million on the program so far.

Mr. Brussock felt that Township source-separated recycling should be included for Township Services under Question 7.

Mr. Allen felt that the recycling topic is a political issue and a roadblock.

Mr. Brussock felt that Question 8 should be what uses should be considered for municipally owned land.

Mr. Searing pointed out that the Supervisors are working on legislative efforts related to farming in Question 9.

Ms. Reiss questioned where specifically on Route 202 Question 10 was referring to.

The Committee suggested changes to the questions regarding Route 202.

Ms. Stock Allen spoke to the purpose of the unified development question (Question 16) and suggested a change to make it more understanding to the reader.

Mr. Luccaro suggested that the question focus on uses in the Traditional Neighborhood Commercial District.

Mr. Roedig stated it might be more beneficial to remove the question from the survey.

Mr. Searing suggested removing the 202 corridor questions to have those as a focus for workshops.

Ms. Reiss suggested a change to the age demographic options as it is important to residents in Solebury.

Mr. Searing felt that the question regarding where residents work should include Philadelphia.

Ms. Miller asked if the Township wanted the work question to be answered by household or each individual.

Mr. Luccaro stated it should be individual responses.

Ms. Reiss stated that BCPC did a good job putting the survey together.

b. Timing for sending survey to the public

Mr. Searing suggested having a 5–6-week process for promotion and sending the survey out, culminating with receipt of results close to the first community meeting. He suggested that the survey be sent out later in the summer.

Mr. Kennerley stated that there would be better reception once the first week of September is passed.

Mr. Brussock suggested sending the survey out a week or so before school starts and carry it into the third week of September.

c. Communications and review of comp plan website hosted by BCPC.

Mr. Searing asked for volunteers to be on a communications taskforce for the Comprehensive Plan. Mr. Kennerley, Mr. Brussock, and Ms. Crooks volunteered to be on the taskforce.

Ms. Miller suggested coming up with a date for the first workshop and spoke to how other municipalities send out the survey and have the first workshop concurrently.

Mr. Roedig suggested having a larger space for the first workshop.

Ms. Miller suggested having the first workshop in September or early October.

Mr. Roedig suggested sending the survey at the beginning of September.

Ms. Weiss stated the Township is considering the high school or fire company.

Ms. Stock Allen asked if the logo could be revisited and offered to provide a few options to the Committee.

The Committee reviewed the website created by the BCPC for the Comprehensive Plan.

V. Public Comment

Mr. Morrissey thanked the Committee for their work on the night.

VI. Adjournment

Mr. Searing adjourned the meeting at 9:26 p.m.

Respectfully Submitted,



Zachary Zubris
Zoning Officer/Permit Department Administrator
HARB Administrator
Solebury Township