

SOLEBURY TOWNSHIP PLANNING COMMISSION

June 24, 2024

Minutes

Attendance: Keith Deussing – via zoom, Peter Brussock, Lesley Marino, Gretchen Rice, John Deandrea, Adrian Max (Alternate Member), Curt Genner, (Township Engineer) – via zoom, Mark Freed, (Township Solicitor), John Francis (Supervisor Liaison) – via zoom, Jean Weiss (Planning Commission Administrator)

Absent: Eric Cohen (Alternate Member), Amishi Castelli, Dan Fest

I. **Call to Order**

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. **Approval of Minutes – April 8, 2024**

Upon a Motion made by Gretchen Rice, seconded by John Deandrea the Solebury Township Planning Commission approved the April 8, 2024 meeting minutes.

III. **Zoning Ordinance Amendment – Farm Accessory Dwelling**

Peter Brussock gave a brief overview of the zoning amendment and the analysis provided to the Commission by the Township Solicitor to review and consider. The Commission has been asked to review and consider where we think this stands and whether we are in support. The Farm Committee has already endorsed the ordinance and has asked for this to move forward. The Township would like to continue supporting local farming throughout the Township and once way was to help elevate the clustering requirement for farm worker housing.

Mark Freed gave a broader view of the specific language specifically the definitions and use clarification throughout the ordinance.

Lesley Marino asked for clarification on the maximum building coverage of 15%, is that applied to the entire lot or just the accessory dwelling for agricultural use.

Mark Freed will look into the request and provide clarification.

Lesley Marino asked is the restriction from construction of additional dwellings by deed subdivision does that include land preservation. If you are on a 50-acre farm are you precluded from building housing for farm workers.

Jean Weiss confirmed there are preserved farms that are precluded from farm worker housing.

A motion was made by Gretchen Rice and seconded by John Deandrea to recommend the Board of Supervisors adopt the Farm Accessory Dwelling Ordinance Amendment as written conditioned upon clarification of the maximum building coverage percentages.

The motion carried 5-0

IV. Comprehensive Park & Recreation & Open Space Committee Nomination

A motion was made by Gretchen Rice and seconded by Lesley Marino to nominate John Deandrea as the PC representative to serve on the Comprehensive Park, Recreation, Open Space, Trail & Greenway Plan Committee.

The motion carried 4-0

V. Comprehensive Plan Update

Peter Brussock gave a brief overview of the process with the Comprehensive Plan Committee finalizing the survey questions.

VI. Good Hope Realty Associates Sketch Plan Acknowledgement (6542 Lower York Rd, TMP #41-022-143-001)

The applicant proposes a 3,425 S.F. Chase Bank with drive up ATM and drive-through lanes.

Jean Weiss stated a site visit for this project will take place on 7/16 at 9:30 a.m. If anyone is interested please let me know.

VII. Adjournment

Upon a Motion made by John Deandrea seconded by Gretchen Rice the meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township