



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
MAY 9, 2017
MINUTES**

Members Present

Dr. Arthur Friedman
Michelle Druding
Andrew Gannon
Edward Ingle
Evan Stone

Excused

Patrick McGuigan
Steve Saddlemire

Others Present

Amanda Fuller, Township Engineer
Craig Bryson, RLA, Township Planner
Mike Solomon, Director of Planning and Zoning
Larry Weinstein, BOS Liaison

Dr. Friedman called the meeting to order at 7:30 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces. He noted that the Gagliardi Land Development, originally scheduled for this meeting, has been tabled at the applicant's request.

Consider Ordinance Amendments Related to Design Guidelines
Subdivision and Land Development Ordinance Amendment

Dr. Friedman provided an overview of the design guidelines, which have been prepared by the Bucks County Planning Commission. He noted that these guidelines establish design and architectural standards in the Village Overlay Districts of Richboro and Holland addressing facades, roof styles, site design, landscape design, and streetscape. Overall, the objective is to define uniform standards to further the vision for the Village Overlay District. Dr. Friedman added that the guidelines are flexible, but mandatory.

At this point, Dr. Friedman took a break from the discussion to go back to the minutes.

Minutes

A motion (Stone/Ingle) was made to approve the minutes from the January 10, 2017 meeting.

Approved - 5-0 (McGuigan and Saddlemire absent)

Dr. Friedman also welcomed Michelle Druding to the Planning Commission.

Back to the discussion on the design guidelines, Mr. Bryson noted that this draft has been a work in progress for some time. Mr. Stone added that they are a document outlining what the Township wants and serves as a tool for the Supervisors. Mr. Ingle added that they are an extensive document.

There being no comment from the public, the Planning Commission made the following motion:

I move to recommend to the Board of Supervisors a Subdivision and Land Development Ordinance Amendment for the purpose of amending sections related to the Village Overlay District.

Approved - 5-0
Motion – Ingle Second - Gannon
(McGuigan and Saddlemire absent)

Consider Ordinance Amendments Related to Design Guidelines
Zoning Ordinance Amendment

Dr. Freidman also called for a motion related to the zoning ordinance amendment to implement the design guidelines.

There being no comment from the public, the Planning Commission made the following motion:

I move to recommend to the Board of Supervisors a Zoning Amendment for the purpose of amending language related to the Village Overlay District, including the requirement that it is mandatory for subdivision and land development projects, and clarifying requirements related to swimming pools, sign, and fences.

Approved - 5-0
Motion – Stone Second - Ingle
(McGuigan and Saddlemire absent)

Dr. Friedman and Mr. Weinstein thanked the Bucks County Planning Commission for their efforts on this project.

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning