



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
FEBRUARY 13, 2018
MINUTES**

Members Present

Steve Saddlemire
Andrew Gannon
Michelle Druding
Dr. Arthur Friedman
Patrick McGuigan

Excused

Edward Ingle
Mark Shapiro

Others Present

Craig Bryson, RLA, Township Planner
Mike Solomon, Director of Planning and Zoning
Karen Lee Demerlis, Township Solicitor

Mr. Saddlemire 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.

Minutes

A motion (McGuigan/Gannon) was made to approve the minutes from the January 9, 2018 meeting with a correction as noted by Ms. Druding.

Approved - 5-0 (Ingle and Shapiro absent)

Consideration of Zoning Ordinance Amendment - Sketch Plan Requirements for Flag Lots

Mr. Solomon provided an overview of an ordinance amendment eliminating the mandatory requirement that sketch plans be submitted for flag lots. He stated that sketch plans are encouraged to facilitate discussion and address issues prior to detailed plans being prepared. However, making the requirement mandatory conflicts with the Pennsylvania Municipalities Planning Code (MPC) from a procedural standpoint. As a result, he stated that it is recommended that this requirement be eliminated.

Mr. Solomon added that this ordinance has been reviewed by the Township Solicitor as part of the process and has been recommended for approval by the Bucks County Planning Commission. He stated that since this matter will be considered by the Board of Supervisors in March, the Planning Commission is required to make a recommendation on the ordinance as required by the MPC.

In response to Dr. Friedman, Mr. Solomon explained a flag lot to the audience at home.

Mr. Saddlemire noted that there were no residents in the meeting room.

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

I move to recommend approval to the Board of Supervisors of an ordinance amendment to the Northampton Township Zoning Ordinance, specifically Chapter 27, for the purpose of amending sections related to sketch plan requirements for flag lots.

**Approved - 5-0
Motion – Gannon Second - Shapiro
(Ingle and Shapiro absent)**

Other Business

In response to a question from Mr. McGuigan, Mr. Solomon stated that the Holland Master Plan was previously approved, but will be incorporated into the overall Comprehensive Plan Update.

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning