

**Richland Township Planning Commission**  
**Minutes**  
**October 17, 2017**

The meeting was called to order at 7:05pm by Gwen Simek.

Roll Call was taken. Planning Commission members present: Gwen Simek and Matt Walsh.

Township Staff Present: Linc Treadwell, Township Solicitor; Mike Beuke, Boucher & James; Amy Kaminski, Gilmore & Associates; Mike Schwartz, Gilmore & Associates; Paul Stepanoff, Twp. Mgr.; and Rich Brittingham, Asst. Twp. Mgr./Zoning Officer, and Tracey Virnelson, Office Administrator/Recording Secretary.

Approval of September 19, 2017 Minutes

**Motion: Matt Walsh made motion to approve the September 19, 2017 Minutes. Gwen Simek seconded the motion. All in favor, motion carried.**

Development

**1. MRP / Park 309 Preliminary Land Development**

The site consists of approximately 21.7 acres, is located at 50, 108, and 120 West Pumping Station Road, and is within the Planned Industrial (PI) Zoning District. Existing improvements on the site include three houses, with associated structures and driveways. The applicant proposes to combine the existing parcels and subdivide the property into two lots. Proposed Lot 1 is approximately 10.0 acres and is proposed to consist of a 114,400 sf industrial building, with associated loading facilities, parking areas, driveways, and stormwater management facilities; and proposed Lot 2 is approximately 11.7 acres and is proposed to consist of a 145,800 sf industrial building with associated loading facilities, parking areas, driveways, and stormwater management facilities. The proposed uses for both lots are Use G1 Manufacturing and Use G3 Warehousing, which are both permitted by right in the PI District. Two proposed driveways on Lot 1, and two proposed driveways on Lot 2, provide access to West Pumping Station Road. The site is proposed to be served with public water and sewer. Suggested by the Township Traffic Engineer is consideration of widening Pumping Station Road; a designated area for overnight truck parking; and offering a trail connector. Variances will be needed for the building height, front yard buffer, and signage.

The Preliminary Plan will be revised and resubmitted to the Township.

**2. Bible Baptist Church of Bucks County -Phase 1 Preliminary Land Development**

The site consists of approximately 20.9 acres, is located northwest of the intersection of Reservoir Road and California Road in the RA Zoning District. The existing site is vacant and includes a large wooded area. The applicant proposes to construct a C1 Place of Worship facility, which is permitted by right in the RA District. The project is proposed to be constructed in two phases: Phase 1 consists of 8,550 sf of the proposed C1 Place of Worship building, a 1,200 sf shed, 173 parking spaces, a 120'x180' ballfield, stormwater management facilities, and two proposed access driveways from Reservoir Road; and Phase 2 consists of a 9,540 sf "future" addition to the C1 Place of Worship building. The site is proposed to be serviced with public water and an on-lot septic system. The Township Code Enforcement Officer stated in a memo that a sprinkler system will need to be added to the plan. The applicant stated the items in the engineer reviews are "*will comply*" or they will request waivers. The amount of street lights necessary will be addressed.

The Preliminary Plan will be revised and resubmitted to the Township.

Public Comment

Barbara Beck, 65 Reservoir Rd asked about a buffer from her property to block view of the church. Paul Deitz, engineer for the applicant stated the trees will remain and landscaping right up to her yard. Ellen Schroy of Melody Lakes Mobile Home Park asked if development will be adjacent to her property. Paul Deitz answered none, that area is fully wooded and no building or disturbance is proposed in that area. Carl Clayberger, Bible Baptist Church addressed Ms. Beck on how far is her home from the property line, she replied with a few hundred feet or so, maybe 300’.

### 3. **Proposed Ordinance 280- Zoning Ordinance Parking Requirements**

This is a proposed ordinance to amend the current parking requirements in the Zoning Ordinance. The draft amendment is a major revision and includes the following:

- Change in the structure of the ordinance to create one chart that lists the parking requirement for each use.

In the current ordinance, the parking regulations are found in each use section. The proposed change will make it simpler for applicants/developers/residents to navigate and use.

- Change in the overall concept of calculating parking requirements, to no longer base the number of spaces required on the number of employees.

This is to ensure that the regulations are more easily enforced and more relevant, as users change throughout the life of a building.

- Change in the overall approach to “minimum required parking” for each use.

The current parking regulations are outdated and, in some instances, are based on perceived maximum need – much like a 100-year parking event.

The current regulations are from the 1980’s. The proposed change will base the required parking on a minimum number of spaces needed for each use.

The proposed regulations are based on a combination of national and regional studies, and planning experience in the region over the past 30+ years.

If a specific user feels that they would need more parking, they would certainly be permitted to provide it, if they meet the other ordinance requirements, such as impervious surface, buffers, and setbacks.

The goal is to make the parking calculations more relevant and to reduce the overall amount of unnecessary paving throughout the Township.

Rather than empty and unused seas of asphalt, we would prefer to see thriving businesses, with appropriately sized parking areas.

The proposed regulations would place the burden of determining additional need on the applicant/developer. The Township would require a fair minimum number of spaces and the applicant/developer/owner would determine how many (if any) additional spaces they would need.

The Planning Commission recommended to increase B5 parking requirements from two to three spaces.

**Motion: Gwen Simek made a motion to recommend the Board of Supervisors approve Ordinance 280 subject to the change regarding B5 use. Matt Walsh seconded the motion. All in favor, motion carried.**

New/Old Business- none

Adjournment

**Motion: Gwen Simek made a motion to adjourn the meeting at 8:43pm. Matt Walsh seconded the motion. All in favor, motion carried.**

Respectfully Submitted,

Tracey Virnelson

Office Administrator/Recording Secretary

The Next Planning Commission meeting will be Tuesday, November 21, 2017 at 7:00pm