

Bridgeton Township Planning Commission
Minutes of the September 26, 2023 meeting

BTPC (PC): CC Hopf (Chair), Greg Gerhardt and Terry Brown.

Attending public: Kevin & Linnea McIntyre, Rick & Iris Lewis, Eric & Gabrielle Wallace and Christina Kennedy.

I. Call to order

CC Hopf called the meeting to order at 7.40 pm. Zoom was unavailable at this meeting.

II. Requests from the public to be heard on the September 26, 2023 agenda:

Christina Kennedy read her husband, Jeff Porter's written comments on how the STRs help families locally and the STR's spend money in our community. These comments were repeated among the residents present; C C Hopf suggested for Jeff Porter's written comments to be forward to Bridgeton Twp. at info@BridgetonTwp.org. Gabrielle Wallace asked how she can get appointed to the BTPC.

Printed copies of the draft STR ordinance were made available at the BTPC meeting for the public for their reference and questions were fielded with reference to the proposed STR draft. Terry Brown shared there may be "unintended consequences"; the BTPC suggested that the residents write proposed edits to the draft STR ordinance and forward their suggested edits to the township.

As most are not familiar about township planning commissions, C C Hopf, shared: as set by and in accordance with the PA. Municipal Planning Code (PA MPC) and the Bridgeton Twp SALDO, Article IV, Section 401 - The Planning Commission is an advisory entity to the township Supervisors charged with advising the Supervisors on matters relating to planning and zoning, subdivisions and land development applications, planning modules and proposed ordinances.

The BTPC may support a plan or not, or simply not have an opinion one way or another. Either way, the Supervisors are not bound to agree with or act on any of the Planning Commission's recommendations, - but can/will consider the planning commission's insights.

In accordance with same, the BTPC has a set number of commissioners by law, which at present is set at 5 members, all residents of Bridgeton Township.

Members of the public are welcome to share your comments on proposed ordinances, subdivisions and land development applications, or matters relating to planning and zoning and, or send your requests to volunteer to township committees to Bridgeton Township at: info@BridgetonTwp.org .

III. Review of July 25, 2023 meeting minutes and the August 22, 2023 minutes. The draft minutes from the July 25, 2023 meeting were reviewed. Greg Gerhardt moved for approval of the minutes. The motion was seconded by CC Hopf. There were no comments and the motion was approved unanimously, 3, 0.

The draft minutes from the August 22, 2023 meeting were reviewed. Greg Gerhardt moved for approval of the minutes. The motion was seconded by CC Hopf. There were no comments and the motion was approved unanimously, 3, 0.

IV. BTPC review of Bridgeton Township, Bucks County Pennsylvania draft ordinance amending the Bridgeton Township Zoning Ordinance to permit and regulate keeping and raising chickens as an accessory use.

The BTPC voted 3, 0 *to not recommend or support amending* Bridgeton Township's existing ordinance and referenced Bridgeton Township's existing zoning ord.: Pg. 4-41 Pets, Keeping of, in particular Section d. calling for the maximum of 12 chickens and Section h. more would be keeping of livestock... where our twp. Zoning ordinance goes to Pg. 4-13 Livestock, Raising of (or Animal Husbandry). The Bridgeton's Zoning also goes further covering Pg. 4-26 Stable-Non-Household; Pg. 4-37 Fences & Walls.

V. BTPC review of Bridgeton Township, Bucks County Pennsylvania draft Short-Term Rental Ordinance

The goal of the draft ordinance is to allow Bridgeton residents the opportunity for short-term rentals of their own homes or accessory buildings, with certain restrictions.

Majority of the BTPC meeting was listening to residents during the public comments.

VI. The proposed Bridgeton Township Comprehensive Plan (CP) Update.

Discussion was postponed on the following:

-Discuss, edit the CP where needed: 1) the CP update public comments that were received and 2) receipt of the completed Historic Survey containing photos, map, database and report for the historic resource survey update.

-A link accessing the latest draft of the proposed CP update at:

<https://app.sharebase.com/#/document/17422359/share/129-LdvO66PHtKf9n-n8lvrfvvqJGA4> is posted on the Bridgeton Township website and a copy of the CP draft available at the Bridgeton Township building.

-Public presentation of the proposed CP update was on 7/25/2023 via Zoom;

The CP 45-day public comment period started 6/27/23, open until 8/12/23.

IV. Public comment

V. Comments from the PC members

VI. Adjournment

With no further PC or public comments, Terry Brown moved that the meeting be adjourned. The motion was seconded by Greg Gerhardt and passed unanimously. The meeting was adjourned at 9.02 pm.

C C Hopf