

**MINUTES OF PLUMSTEAD TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION MEETING  
JANUARY 25, 2024**

**1. Call to Order:** The January 26, 2024, work session meeting of the Plumstead Township Planning Commission was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Mr. Talbot called the meeting to order at 7:00 p.m.

**APPOINTED COMMISSIONERS:**

Gary Talbot	Member
Jerry Farra	Member
Brendan Callahan	Member
Chance Worthington	Member

**APPOINTED OFFICIALS:**

*Sean Duffy, Esq.	Township Solicitor
*Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Twp. Manager / Zoning Officer

\* Not Present

**2. Pledge of Allegiance:** Mr. Talbot led the Commission and Audience in the Pledge of Allegiance.

**3. Reorganization:**

**3.1. Election of Officers:**

- A. Nomination and Election of Chairperson**
- B. Nomination and Election of Vice-Chair**
- C. Appointment of Secretary**

**A. Nomination and Election of Chairperson:**

**NOMINATION:** Upon nomination by Mr. Callahan, seconded by Mr. Farra, the Planning Commission unanimously appointed Mr. Talbot as Chairperson.

**B. Nomination and Election of Vice Chair:**

**NOMINATION:** Upon nomination by Mr. Callahan, seconded by Mr. Worthington, the Planning Commission unanimously appointed Mr. Farra as Vice-Chairperson.

**C. Appointment of Secretary:**

**NOMINATION:** Upon nomination by Mr. Farra, seconded by Mr. Talbot, the Planning Commission unanimously appointed Mr. Callahan as Secretary.

**4. Comprehensive Plan Update – Presented by the Bucks County Planning Commission:** In attendance from the Bucks County Planning Commission were Bryn-Erin Kerr and Jeremy Stoff.

**4.1 Review of Workshops 1A & 1B:** Mr. Stoff reviewed the results of the dotmocracy exercises that took place in workshops 1A and 1B. The results of the dotmocracy exercises showed the top five Community Value items

were “We value open space and a rural lifestyle”, “We value our privacy and property and respect our neighbors”, “Our actions are sustainable, and we are stewards of the environment”, “We’re safe and secure”, and “We have a sense of appreciation for history”. In total, there were 93 participants in the eight topic groups. Planning for Growth, Preservation, and Parks & Rec were the top three most participated in topic groups.

Mr. Stoff presented a PowerPoint presentation to review each of the eight topics discussed at workshops 1A and 1B. At Workshop 1A, held on September 28, 2023, the topics discussed were Sustainability, Planning for Growth, Transportation, and Township Communication. At Workshop 1B, held on October 26, 2023, the topics discussed were Housing, Preservation, Township Services, and Parks/Recreation. Mr. Stoff explained the top community values for each topic and what the residents expressed as key points for each topic. Mr. Stoff noted that in Sustainability, one of the biggest concerns is stormwater management/flooding; in Planning for Growth, a major concern is the development of the Township and can the infrastructure handle that development; in Transportation, some of the major concerns were the additional traffic caused by development, lack of bike and pedestrian paths, and the lack of public transportation; in Township Communication, some of the concerns were alerts/notifications regarding emergency and township services, and that the residents were unaware of their ability to attend and speak at public meetings; in Housing, some of the concerns were the need to preserve the character and quality of life in the township, as well as the need for “missing middle housing”; in Preservation, there were hopes of more open space and farmland being preserved, and concerns about the area being over developed and a lack of preservation funding; in Township Services, some of the concerns were regarding creating new ways to get residents to use the Township facilities, the residents would like a snow plow schedule, the website needs to be made more clear, and the quarterly newsletter is not frequent enough; in Parks & Rec., the key issues were keeping parks up to date, keeping parks safe, and pursuing new ventures such as pickleball.

**4.2 Discussion on Workshop 2 Plans:** Mr. Stoff began presenting the plans for Workshop 2. The next workshop will be titled “Teams & Visioning”, and the four topics to be discussed will be Planning for Growth, Getting Around, Preserving Plumstead, and Staying Active. Ms. Kerr explained the mapping exercise that will be used by the BCPC at Workshop 2, stating that they will utilize a map of the Township, showing various features such as zoning districts, sewer/water services, parks and preserved land. The attendees of the workshop will participate in this interactive mapping exercise to pinpoint on a map where the issues are that were addressed in the previous workshops. Ms. Kerr and Mr. Stoff answered the Planning Commission’s various questions regarding the maps and procedures for Workshop 2. The BCPC and Plumstead Planning Commission agreed that Workshop 2 will take place on February 22, 2024, at the Community Center in Hanusey Park, located at 4757 Gordon Road, at 7:00pm.

**4. Approval of Minutes:** Minutes for Regular Scheduled November Meeting.

**4.1. Meeting of November 16, 2023:**

**MOTION:** Upon motion by Mr. Talbot and seconded by Mr. Worthington, the Commission unanimously approved the Planning Commission minutes of the November 16, 2023 meeting.

**5. Public Comment:** There was no public comment at this time.

**6. Adjournment:** Upon motion by Mr. Callahan and seconded by Mr. Worthington, the meeting was adjourned at 7:40 p.m.

Respectfully Submitted,



Steve Hicks, Assistant Twp. Manager / Zoning Officer

Date Approved: 2/15/24