

MINUTES of MEETING
Durham Township Planning Commission
Tuesday, December 01, 2015
Township Building Meeting Room

Attendees: Ken Klein, Kathy Gentner, Jim Pavlica, Tom Harbin, Lois Oleksa, and Cindy Skoriak
Quorum: Yes
Secretary: Joseph M. Kulick
Absent: Matt Crouse & Zoning Officer

Zoning Officer Ed Child was NOT present. Township Supervisor Bartley E. Millett was present.

Meeting called to order by Chairman Ken Klein at 7:33PM. All in attendance stood and recited the Pledge of Allegiance to the American Flag. Since this was his last meeting; everyone thanked the Chairman for his service to the township.

Approval of Minutes from 10-06-2015 Meeting:

Lois Oleksa made a **motion** to accept the Minutes as amended and Jim Pavlica seconded the motion. All agreed and **Motion passed** and Minutes were approved. *Lois Oleksa requested a complete list of draft changes to the zoning ordinance Ed Child presented at the last few meetings, for the commission to review and approve separately.*

New Business:

Review Letter from Township Supervisor (Millett):

Supervisor Millett was present and stressed the need to concentrate on updating the townships' comprehensive plan and the need to have language dictating the importance of water quality and quantity is protected to the utmost degree. This language should also be evident and consistent in all zoning districts in our zoning ordinance. He requested the commission review the above to confirm that this language does in fact exist as described above in the Comprehensive Plan. The board of supervisors will handle the oil & gas well and water ordinances and present them to the township and county planning commissions for review. He (Millett) will check with Nockamixon Township Chairman, Bill Sadow, to clarify their existing water and gas & oil ordinances have been approved. The board of supervisors will also request more information from the Bucks County Planning Commission on the subjects. Vice Chair Kathy Gentner stressed the need to have our solicitor review the draft comprehensive plan and any other ordinances that are proposed. There were no motions, further comments or questions.

Method to Review & Update Comprehensive Plan in 2016:

Supervisor Millett also commented that the planning commission should immediately begin its review of the comprehensive plan in January and when completed pass it along to the Bucks County Planning Commission for review and comments. It would then be forwarded to the board of supervisors for review and possible adoption. The Vice Chair, Kathy Gentner, made a **motion** to begin review of the existing plan and to contact surrounding municipalities to obtain a copy of their existing comprehensive plans to compare. Jim Pavlica **seconded** the motion and all agreed. **Motion passed.** There were no further comments or questions.

(Supervisor Millett Departed Meeting)

Non-Agenda Items:

Quorum:

Kathy Gentner and Lois Oleksa questioned the number of planning commission members attending a meeting necessary to constitute a quorum. After a brief discussion a **motion** was made by Lois Oleksa to request the board of supervisors to approve establishing four (4) members present to establish a quorum. Jim Pavlica **seconded** the motion and all agreed. **Motion passed.** There were no further comments or questions.

Resignation:

Due to the fact that he will be moving out of the township; Member Tom Harbin verbally announced that he will be resigning from his position on the planning commission effective 12-31-2015. *Note: Jim Pavlica also notified Supervisor Millett that he would not be seeking reappointment in 2016 to the commission.*

Karst Geology Areas:

Jim Pavlica questioned the establishment of the new Karst Geology/Limestone Area located in the Cascade Lodge/Lehnenberg Road area. He felt that the area does not contain this type of soils since he has cultivated it for a long time and has not encountered any remote evidence. Lois Oleksa noted that historical soil studies were reviewed to add this area to our official map. There were no further comments or questions.

Old Business:

Status of Oil & Gas Well Drilling Operations Ordinance/Update:

Kathy Gentner and Lois Oleksa once again presented the draft gas & oil well drilling ordinance that they developed and pasted together earlier. After a brief discussion Kathy Gentner made a **motion** to begin reviewing this draft ordinance. Tom Harbin **seconded** the motion and all agreed. **Motion passed.**

Kathy Gentner then made a second **motion** for the commission to accept the ordinance as a draft to present to the board of supervisors for their review. Lois Oleksa **seconded** the motion and all agreed. **Motion passed.** A copy will be forwarded to the township supervisors (Millett & Johnson) for their later review.

Public Comments: None noted.

Closing:

A **motion** to Adjourn was made by Kathy Gentner and **seconded** by Jim Pavlica, all were in favor. **Motion passed.** Meeting adjourned at @9:10 PM.

Minutes Submitted By: Joseph M. Kulick, 2015 Recording Secretary