**Durham Township Planning Commission**

**Draft Meeting Minutes**

**January 3rd, 2024, 7pm**

**Held in the Township Meeting Room**

Call to Order by: AM Time 7:13pm

Attendance: Anthony Mills, Wendy Badma (via phone), Jim Beerer, Matt Crouse, Johanna Chehi, Danielle Cox – Admin Charlie Orecchio, Angelo Quisito, Cindy Skoriak

Approval of Meeting Minutes for November 8th, 2023, Motion by J.B 2nd by J.C. Vote 7-0-1

C.S abstain due to not being present at the November Meeting.

**New Business**

* **AG Security Review:** Chairman Mills informed the Commission that we are due to perform an Ag Security review. This will be done with assistance from the solicitor. J.B made a motion to request permission from the BOS to start an AG Security Review 2nd by C.O. Approved 8-0-0
* **Solar Farms Review:**  After discussing the lack of State regulations to follow for Solar farms, solar farming J.B made a motion to table any more discussions until state regulations are updated. 2nd by J.C Approved 8-0-0
* **EV Commercial Charging:** D. Cox informed the commission that the BCPC has released a model ordinance. A.M discussed the difference commercial locations that they have the potential to be installed at. W.B made a motion to request permission from the BOS to review EV charging stations regulations. 2nd by C.O Vote 8-0-0
* **Medical Marijuana:** D. Cox informed the commission that the Solicitor advised these practices would be regulated by the right to farm act a motion was made by A.M to not take any more action on this matter 2nd by C.O Vote 8-0-0

**Short Term Rentals:** The commission agrees that it’s not their place to dictate property use. J.C made a motion to remove this request, C.O 2nd Vote 8-0-0 J.B referenced business tax implications to property owners that don’t report income.

* **Tiny Homes** The commission would like permission to research tiny homes. Specifically, what qualifies as a tiny home, portable or stationary, utilities, acres needed, units per acre. J.B mentioned how they could affect the school board tax base. W.B made a motion to request approval from the BOS to review tiny homes 2nd by A.Q vote 8-0-0

**Old Business**:

* **Bucks County Zoning Ordinance Review:** Chairman Mills will review the hard copy provided by H. Millett and match it with the digital version. Will have an update at the February meeting.

Comments/Questions from the Floor: None

Motion to Close by J.C 2nd by C.O, motion passed 8-0 Time:7:39pm