**Durham Township Planning Commission**

**Draft Meeting Minutes**

**March 5th ,2024**

**Held in the Township Meeting Room**

Call to Order by: A. Mills Time 7:00pm

**Attendance**: Wendy Badman, Johanna Chehi, Charlie Orecchio, Angelo Quisito, Anthony Mills, Jim Beerer. Tyler Freed -Engineer, Danielle Cox – Administrator

Absent: Matt Crouse

Public Attendees:

Noam Kugelmass, Blake Timochenko

**Approval** of the Minutes for February 6th, 2024. **Motion** by A. Quisito 2nd by J. Chehi **Vote** 4-0-2

**New Business**

* **Kugelmass Conditional use application review:** Chairman Mills explained the review process. Tyler Freed from Mease Engineering informed the commission that the Sports court was not listed on the original plans for the property and was installed to close to the riparian buffer. T. Freed agrees with the manufacture that the court is a pervious surface, he recommends that if the commission choses to recommend approval to the BOS that they do so with the added condition that there be a maintenance agreement put in place to cover the all the plantings. J. Chehi voiced concern about not getting a permit and if the P.C recommends approval what it says for future applicants. J. Chehi mentioned the plantings are native and asked if the calculations were on existing plantings or projected growth. Applicant N. Kugelmass explained the planting and the tools used when selecting them. If the sport court was not installed all the planting would have still been added. J. Beerer remarked the variety of plantings was remarkable. W. Badman voiced concern that the zoning officer or Code Inspection did not notice the court was installed without a permit. Members discussed a maintenance agreement. A. Quisito recommended adding a 3–5-year time frame for the agreement. A Motion was made by A. Quisito and seconded by C. Orrecchio to recommend approval to the BOS with a Maintenance agreement to be put into effect for a term of 3-5 years to cover all plantings in the riparian buffer. **Vote:** 6-0-0
* **Red Bridge/Cook Creek Clean up Discussion:**  Chairman Mills informed the commission that they can propose an action to the BOS on items even if the BOS did not specifically assign them the task, therefore Chairman Mills would like to investigate options such as ordinances or maintenance agreements that will help with the tree debris blocking areas of the creek. W. Badman asked if there were already things in place by the EAC or Cooks Creek Watershed that would help. EAC Chairman spoke and would like to explore the issue as well and asked if any member of the P.C would like to be the liaison for the P. C W. Badman offered and will take the lead on working with the EAC. The EAC chairman will provide a digital copy of maps/surveys etc. to the PC.
* **Solar Farms:** Chairman Mills attended a webinar hosted by Tom Murphy of Penn State Extension. Chairman Mills would like to request Tom Murphy for a virtual presentation. Members agreed, Admin will add to April Agenda.
* **Marijuana in a commercial zone Chairman** Mills informed the commission that we are limited due to Right to Farm act for outdoor growing we can investigate best practices/regulations for Indoor commercial growth operations. W. Badman is concerned about placement being too close to schools etc. J. Beerer is against all growth options in the township. He spoke of the toll it will take on social services and hospitals as well as the tax revenue being “eaten up” by those services. B. Timochenko recommended the PC look at Hellertown’s ordinance.

**Old Business**:

* **Zoning Ordinance Revisions:**
* **Ag Security Review:** Admin updated members that the Ag security has not been reviewed since its creation in Sept. 1990. Per the Solicitor the next review would need to be completed by Dec 2025, therefore we will start the review in the early part of 2025. The process will take approx. 8 months due to advertising and multi-public meetings.

**Comments/Questions from the Floor**: None

**Motion** to Close by A. Quisito 2nd by J.Chehi, **motion** passed 6-0.