

# BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912  
Phone (215) 794-8834 • Fax (215) 794-8837

Website - [www.buckinghampa.org](http://www.buckinghampa.org)



## PLANNING COMMISSION

## AGENDA

December 1, 2021

### Call to Order 7:30 p.m.

1. Consideration of approving the draft Planning Commission minutes of the October 6, 2021 Meeting.
2. Consideration of recommending Preliminary Approval of the “**Total Skills, LLC**” Land Development Plan dated “Revised 11/5/21”, Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an initial 90-day review period expiration date of January 4, 2022.

**Buckingham Township Planning Commission**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Planning Commission was held December 1, 2021 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Andrea Mehling	Chairperson
	Patrick Fowles	Vice Chairperson
	Louis Spadafora	Member
	Glenn Thomson	Member
	Erling Salvesen, Jr.	Member
	Dan Gray	Township Engineer
	Luke Rosanova	Bucks County Planning Commission

Not Present:	Rebecca Fink	Member
	Dr. Marc Sandberg	Member

Mrs. Mehling called the regular meeting to order at 7:30 p.m.

**Consideration of approving the draft Planning Commission minutes of the October 6, 2021 meeting.**

*Mrs. Mehling made a motion, seconded by Mr. Salvesen, to approve, as most recently presented, the draft Planning Commission meeting minutes of the October 6, 2021 Meeting. The motion carried unanimously.*

**Consideration of recommending Preliminary Approval of the “Total Skills, LLC” Land Development Plan dated “Revised 11/5/21”, Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an initial 90-day review period expiration date of January 4, 2022.**

Andrew Stoll, Esquire, Eric Gering, Architect, Todd Baldwin, Engineer, along with Ryan Owen, Jeremy Beckett and Glenn Borgmann from Total Sports, were present to discuss the proposed land development project.

Mr. Stoll described the project as a property along Burnt House Hill Road with an existing building currently used to sell sports apparel. He said this project proposes to build an addition to the existing building to house an indoor sports facility. Mr. Stoll said they have received various review letters and also have received Zoning Hearing Board approval for the project.

Mr. Owen explained that Total Sports is a community-based organization that currently operates a 4000 square foot facility on Route 611, but has outgrown the space. He said local kids need a quality facility for sports training in all skill levels, which they provide along with professional coaching. He said their business covers baseball, basketball, field hockey, lacrosse and softball for all ages, with 8 partners managing the business and approximately 20 part-time coaches.



Mrs. Mehling asked how many children they expect to attend the facility. Mr. Owen said it will be a training facility with one full sized basketball court containing 6 hoops, a turf area and a mezzanine turf area, with capacity for maximum 40-50 persons.

Mrs. Mehling asked if they would have baseball facilities indoors, and Mr. Owen said yes, with batting netted cages, pitching and catching clinics, speed and agility exercises for all of the sports and cross gender.

Mr. Spadafora asked what the hours of operation would be, and Mr. Owen said the facility would be open after school from 3pm-9pm, and weekends 10am-6pm. Mr. Owen said they have very few activities after dark, and nothing outside.

Mr. Baldwin reviewed the site plan and pointed out the existing building and parking area. He then pointed out the existing driveway which will remain, and an expanded parking area proposed in the rear portion of the proposed building. Mr. Baldwin said the existing building was built in the 1980's and has stormwater management. He said they intend to modify and upgrade an underground stormwater management system underneath the new parking area. Mr. Baldwin pointed out the backside wooded area of the property, where they will limit disturbance, with the intention to build a walking path leading to the property line to connect to a future park on township owned property. He said they propose a new water lateral connection from the existing private well, and the site has a private septic system. Mr. Baldwin said they will drop electric in from an existing pole, and that they have a lighting plan indicating light standards for the parking areas and wall packs on the building. He explained the plan shows landscaping and will meet all buffer requirements.

Mr. Gray noted that he and Ms. Manicone, Landscape Review Consultant, are working with the Total Skills team to design a walking trail along Burnt House Hill Road which will connect to existing sidewalk and facilities in that area.

Mr. Stoll said they had provided a copy of the plan to neighboring Plumstead Township, who supported the plan with the provision that any stormwater issues are addressed to the satisfaction of the Buckingham Township Engineer. He said they have received two reviews from Knight Engineering, Inc., receiving support for all except one waiver request which will be resolved through a revised plan. Mr. Stoll said they received support from the Landscape Review Consultant for the waiver requests involving landscaping matters.

Ms. Manicone said she had reviewed the plan with the applicant, and supported them cutting back on the proposed landscaping with the addition of specific types of plant materials to provide a nice streetscape.

Mr. Stoll requested preliminary/final approval for the plan, and support for the waivers requested which have been resolved with Knight Engineering and the Landscape Review Consultant, except for one which is "will comply".

Mr. Spadafora wanted to confirm that neighbors had been notified of the proposed project, noting that nobody was in the audience, and Mr. Owen said they notified the neighbors by mail, and also

held an event on the property to meet with the neighbors. He said they were enthusiastic and had only one concern, that there would not be games there all night, which Mr. Owen said they explained and assuaged that concern. Mr. Gray noted the neighbors were also contacted for the Zoning Hearing Board meeting, which provided another opportunity to voice any concerns.

Mr. Rosanova, Bucks County Planning Commission, said there were no concerns in their review letter.

Mr. Salvesen said he sees this project to be a plus to the neighborhood and area, while providing a needed service for people in the community. He felt the walking trail is important as there may be kids from across the street who can walk or ride their bike to the facility; he also suggested adding a bicycle rack.

Ms. Manicone and Mr. Gray each said they had no outstanding issues with the plan.

*Mrs. Mehling made a motion, seconded by Mr. Fowles, to recommend Preliminary/Final Approval of the "Total Skills, LLC" Land Development Plan dated "Revised 11/5/21", Township File LD 2021-04, Tax Map Parcel 6-4-15-1, located at 4210 Burnt House Hill Road, 1 lot, 14,054 square foot proposed new building area on 6.388 acres, located in the PI-2 Zoning District, with an initial 90-day review period expiration date of January 4, 2022, subject to the following conditions:*

- a. Applicant's compliance with the Knight Engineering, Inc. review letter of November 29, 2021, including recommendations of support or compliance for the requested waivers of November 8, 2021;*
- b. Applicant's compliance with the Landscape Review Consultants review letter of November 15, 2021;*
- c. Applicant's compliance with the Bucks County Planning Commission's review letter of September 29, 2021;*
- d. Applicant's compliance with the Zoning Hearing Board decision of August 26, 2021;*

*The motion carried unanimously.*

*Mr. Fowles made a motion, seconded by Mrs. Mehling, to adjourn the Planning Commission meeting at 8:30 p.m. The motion carried unanimously.*

Minutes approved January 5, 2022.

Minutes respectfully submitted by Lori Wicen.