

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
WORK SESSION MEETING
JULY 24, 2025**

1. Call to Order: The July 24, 2025, regular scheduled meeting of the Plumstead Township Planning Commission was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Gary Talbot, called the meeting to order at 7:00 p.m.

APPOINTED COMMISSIONERS:

Gary Talbot	Chair
Chance Worthington	Vice Chair
Brendan Callahan	Secretary
*Jason Lang	Member

APPOINTED OFFICIALS:

*Erik Allgood, Esq.	Township Solicitor
*Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Zoning Officer

* Not Present

2. Pledge of Allegiance: Mr. Talbot led the Commission and audience in a moment of silence and the Pledge of Allegiance.

3. Comprehensive Plan Update – Presented by the Bucks County Planning Commission: In attendance for the BCPC were Jerney Stoff and Bryn-Erin Kerr. In attendance from the Plumstead Township Board of Supervisors were Jim McComb, Ken Lichtenstein, Dan Hilferty, and Greg Bankos.

Mr. Stoff introduced himself and Ms. Kerr and reiterated that this current draft is still a very rough draft and will not be the final product. Mr. Stoff explained the methodology used to create the draft and what was taken into consideration. Previously, Mr. Stoff had requested that the Township Committees and Board of Supervisors read the draft of the plan and type a list of comments. Those comments were provided to the BCPC prior to the meeting.

Mr. Stoff started the discussion with the comments provided from the Township Planning Commission, and worked his way through the comments of Mr. McComb, Mr. Hilferty, the LPEAC, the EAC, and the HAC. Ms. Kerr gave a brief overview of the formulas used to track land acreage, as it relates to land preservation. Mr. Stoff and Ms. Kerr explained that the information in the draft of the Comprehensive Plan came from input from the residents via the 2022 survey or the public workshops in 2023 and 2024. Ms. Kerr explained that the analytical company that was used by the BCPC to conduct the 2022 survey reported a 96% confidence level in the statistical analysis.

Don George, of 3971 Captain Molly Circle, asked for clarification on whether the Comp. Plan only included the groups of people who attended the workshops. Mr. Stoff and Ms. Kerr reiterated that the data was calculated through the workshops, both by people who attended the workshops and by people who participated in the online workshop questionnaires, as well as the survey of the Township residents.

The Township Planning Commission members and the BCPC representatives discussed various items to improve the readability of the plan, such as page layouts and coloring of charts and graphs. Mr. Callahan recommended that the Comp. Plan not include the specific name of any institution or organization due to the length of time this Comp. Plan will be enacted for. Mr. Hilferty suggested that the BCPC engage local farmers in discussions to figure out a way to promote new farming and young farmers in Plumstead Township and the County as a whole.

Mr. Hilferty stated that the final draft of the Comp. Plan must include some reference to the financial side of the Township. Mr. Hilferty would like the public to be able to read it and understand what can realistically be accomplished given the Township's annual budget.

Mr. Stoff and Ms. Kerr discussed with the PC members items such as scenic corridors, historical village markers/signs, scenic roadways, and the inclusion of more maps that focus on the preserved land, open spaces, historical areas, and parks. Mr. Talbot then suggested that the Board of Supervisors should be the next group to review it as the Planning Commission members have made their comments and discussed all the topics, so it is time for the Board to weigh in. The Planning Commission members all agreed. Mr. Stoff and Ms. Kerr stated that the next step will now be to have the Board of Supervisors review the next draft at an upcoming meeting in the Fall.

Dan Grabianowski of 5561 Tollgate Rd asked if the public could view the Comprehensive Plan. Mr. Stoff stated that the public will be able to see the final draft, but the draft that is currently written is not available to the public yet.

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

5. Adjournment: Upon motion by Mr. Worthington, seconded by Mr. Talbot, the meeting was adjourned at 9:03p.m.

Respectfully Submitted,

Date Approved: 08/28/25



Steve Hicks, Assistant Township Manager