

Upper Makefield *Township*

Planning Commission Board Wednesday, April 26, 2017 Meeting Minutes

The April 26, 2017 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Karin Traina, at 7:02 p.m. In attendance were the following members of the Planning Commission: Vice Chair Kathleen Pisauro, Member Walt Wydro, Member Bud Baldwin, Member Phil Feig, and Member Richard Latella. Also in attendance were Board of Supervisor Mary Ryan, and Staff Liaison Cindy La Rue.

Public Comment: There was no Public Comment.

Approval of Minutes:

A motion was made by Mr. Bud Baldwin to approve the February 22, 2017 meeting minutes. Mr. Walt Wydro seconded motion. The approval of the minutes was 6 - 0 for approval.

Land Development:

Schwartz Sketch Plan, 1070 Eagle Rd.: Richard Zaveta, President of Zaveta Custom Homes was present on behalf of the Schwartz family along with Greg Glinzer, and Travis Hutchinson to propose to the Planning Commission their preliminary land development sketch plan of the Schwartz property. The sketch plan includes two (2) parcels: Tax Parcel #47-004-094 and 47-004-010. The applicant is proposing to construct three (3) new single-family detached dwellings in addition to the one (1) existing dwelling. Mr. Zaveta gave a brief history of the Schwartz residence of 24 years and what led them to create this plan to make enough revenue to sell the home with minimal development. The total acreage under consideration on the site is 42 acres. Mr. Zaveta's explained that their goal was to come up with a plan to make sense from an environmental, vegetative, and view scape. Mr. Zaveta added that his experience with communities that they have developed such as Heron's Watch, Vintage Farms, Windrows Edge and working with the Heritage Conservatory, Bucks County Agricultural, and the Environmental Advisory Council to insure that the total 630 acres out of those communities transmit into a maximum of only 43 homes. Mr. Zaveta compared the Swartz's home to Vintage Farms as being very similar. Mr. Zaveta said that they will be working with the Heritage Conservatory to insure both limited impervious surface and area for development. Mr. Baldwin asked if tax parcel 47-004-094 will be combined with tax parcel 47-004-010, Mr. Zaveta replied in the affirmative. Mr. Larry Young of Tri- State Engineers completed the first review of the Sketch Plan for this project on March 31, 2017 and addressed items 1 through 20 with those present at the meeting. Discussion followed on the right-of-way, driveway, and ownership of open space. Additionally, subjects included flood plain, conservation standards for Steep Slopes, drainage easement, and on-lot sewage disposal. Further discussion followed on driveway width for emergency vehicles.

Colonial Farms Sketch Plan, 1108 Taylorsville Rd.:

Nick Angelaskis representing Colonial Farms and Eric Clase, P. E. of Gilmore and Associates were present looking to expand, renovate, and to accommodate more of the community due to the demand of the business. Mr. Angelaskis explained he is seeking permission to add 10 parking spots on the right side of the property over an old septic mound that is no longer used. Secondly, he is seeking to expand the building by adding bathrooms for both the customers and the employees on the right side of the building

closer to where the parking is located. Finally, in the front of the building, he is seeking to put a small addition to the bakery of approximately of 10' X 25'. Mr. Angelaskis explained to the Planning Commission that the plan that they have in front of them was recently changed due to the expense, utilities and the generator locations. Mr. Young's first review letter of the sketch plan dated April 11, 2017 does not reflect the new changes. Mr. Young addressed each of the 24 items and the required variances listed in the review letter. Mr. Young noted that the existing building does have a non-conforming front yard and side yard. It hangs over the setback line front and side. The addition is does not put it over the setbacks, it is the existing covered porch that puts them over the setback. The Applicant is proposing 57% impervious surface and will need a variance. Discussion followed on parking, existing parking being non-compliant, and the Right-Of-Way. Mr. Clase wanted full disclosure on Item #4 of the review letter that the existing detention basin is in floodplain and will require storm water management so they are going to need a variance to do construction. Ms. Traina asked if construction would trigger off another process in the flood plain. Mr. Young explained that it would not affect the floodplain.

Zoning Matters:

McAllister Sign Review, 1126 General Washington Memorial Blvd.

The Planning Commission reviewed the sign and a motion to approve the sign was made by Mr. Baldwin and was seconded by Mr. Feig.

Approved 6 – 0.

Ordinances:

Solar Panels, Continued from October 26, 2016: Ms. Eberle explained that the Ordinance did not go to the Board of Supervisors yet and probably won't be on the agenda for a month or two. Ms. Eberle added that it has been over 6 months since the Planning Commission reviewed this Ordinance, Ms. Eberle asked the Planning Commission if they had any additional changes or comments on this Ordinance. A few of the items were mentioned for clarification. Ms. Eberle will send a revised version by email to the members.

Liaison Report: Presented by Mary Ryan

Ms. Ryan reported that the Environmental Advisory Council, staff, and PECO met regarding the cutting of the trees. The tree cutting by PECO is completed and is now in the process of replacing the poles so that they can do the upgrade to the system. The Environmental Advisory Council is reviewing an RFP for a landscape architect to come up with a staged plan for replanting within the PECO guidelines. The trees that have fallen by cutting have been removed by PECO with the exception of the remaining trees which are the responsibility of the homeowner.

Adjournment

A motion was made to adjourn the meeting by Ms. Pisauro and was seconded by Ms. Traina.

The meeting was adjourned at 8:40 P.M.

All were in favor.

Submitted by: Debra McFadden

Approved: June 19, 2017