

Planning Commission Board
Wednesday, October 25, 2017 Meeting Minutes

The October 25, 2017, public meeting of the Upper Makefield Township Planning Commission Board was called to order by Chair Karin Traina at 7:02 p.m. In attendance were the following members of the Planning Commission Board: Chair Karin Traina, Vice Chair Kathleen PISAURO, Member Walt Wydro, Member Phil Feig, Member Ken Rubin, and Member Bud Baldwin. Also, in attendance were Township Solicitor Mary Eberle and Planning and Zoning Director Dave Kuhns.

Public Comment:

There was no public comment.

Approval of Minutes:

A motion was made by Mr. Baldwin and was seconded by Mr. Wydro to approve the September 27, 2107 minutes subject to the striking of the last sentence in 'Current and New Business'. Motion carried by 5-0-1 vote with Ms. PISAURO abstaining.

Zoning Matters:

A. Gas & Oil Ordinance, JMZO, Planning Commission Last Reviewed, 9-29-2016:

Ms. Eberle offered a brief history of this ordinance and how it was developed through the Jointure. It covers use for gas & oil drilling, as well as the processes of gas & oil drilling and gas & oil processing.

There was discussion from all members of the Planning Commission to clarify the ordinance. Ms. Eberle offered clarification on many points to include zoning areas, quarry use, accessory use, conditional use, flood plain provisions and typos.

Ms. Eberle noted that she would deliver the Planning Commission's ordinance feedback to Terry Clemons, the Wrightstown Solicitor; including the note on the flood plain provisions that are to be considered for repeal this evening with agenda item 'C. Flood Plain Ordinance, JMZO'.

Action Item: Ms. Eberle

A motion was made by Ms. PISAURO and was seconded by Ms. Traina to approve the gas & oil ordinance dated 9-29-2016 as amended. Motion carried by a unanimous vote.

B. Medical Marijuana Ordinance, JMZO:

Ms. Traina opened the topic of the Medical Marijuana Ordinance with a discussion of identifying schools and Day Care providers in Upper Makefield. There is a Day Care identified in Washington Crossing. A Medical Marijuana Dispensary could not be located within 1,000 feet of the Day Care. Discussion continued among the Planning Commission members, with Ms. Eberle offering clarification on defining zones and locations within Upper Makefield where a Medical Marijuana Dispensary may be located. The discussion revealed that there was additional information the Planning Commission needed to move forward, resulting in the following actions.

- Mr. Kuhns will provide clarity on the definition of a School or Day Care Center.
- Mr. Kuhns will provide a list of registered Day Care Providers in Upper Makefield.
- Mr. Kuhns will provide a GIS map of all schools and Day Care Providers in Upper Makefield with the 1,000 foot mark indicated.

- Ms. Eberle will distribute a copy of the Medical Marijuana Act to the Planning Commission as a point of reference.

Ms. Traina noted that the Medical Marijuana Ordinance, JMZO will be on the agenda for the next Planning Commission meeting.

Action Item: Mr. Kuhns

C. Flood Plain Ordinance, JMZO:

Ms. Eberle noted that Upper Makefield adopted an ordinance for flood plains two years ago. The Jointure is now updating their ordinance by removing the Flood Plain Regulations from the JMZO, and directing that compliance with flood plain regulations would be with the municipality-adopted flood plain ordinances.

Discussion followed and a motion was made by Mr. Feig and was seconded by Mr. Rubin to approve the JMZO change to remove the Flood Plain regulations from the JMZO Flood Plain ordinance. Motion carried by a unanimous vote.

Other Business:

A. 2017 Holiday Meeting Schedule:

The next Planning Commission meeting will be held on December 6, 2017. This will be the last meeting for 2017. Meetings previously planned for November 22nd and December 27th will be cancelled.

Liaison Report:

Mary Ryan was absent; nothing to add.

Adjournment:

A motion was made by Mr. Wydro and was seconded by Ms. Pisauro to adjourn the meeting at 8:08 p.m. Motion carried by a unanimous vote.

Approved: December 6, 2017