

Upper Makefield *Township*

Planning Commission Board Wednesday, January 25, 2017 Meeting Minutes

The January 25, 2017 public meeting of the Upper Makefield Township Planning Commission was called to order by Vice Chair Ms. Kathleen Pisauro, at 7:00 p.m. In attendance were the following members of the Planning Commission: Member Mr. Phil Feig, Member Mr. Bud Baldwin, and Member Mr. Ken Rubin. Also in attendance were Township Solicitor Ms. Mary Eberle, Board of Supervisor Ms. Mary Ryan, and Planning and Zoning Director Mr. Dave Kuhns.

Public Comment

There was no Public Comment.

Approval of Minutes

A motion was made by Mr. Baldwin to approve the September 28, 2016 Minutes as printed and was seconded by Mr. Feig.

All were in favor.

The October 26, 2016 Minutes were held over to the next meeting due to all the Planning Commission members that were present at the October 26, 2016 meeting were not in attendance.

New Business

2017 Planning Commission Reorganization

A motion was made by Mr. Baldwin that the current Planning Commission Officers, Ms. Karin Traina Chair and Ms. Kathleen Pisauro Vice Chair, remain the same for 2017. It was seconded by Mr. Feig.

All were in favor.

Land Development

Windrows Edge Lot 1, Planning Module

Dave Kuhns explained that Yates Preserve is now called Windrows Edge by Zaveta the Builder. Lot 1 is over 50 acres with a very large house being built and an accessory apartment. Due to the size of the house and the accessory apartment, a planning module is required. A Planning Commission review and recommendation is needed to move it forward. Mr. Rubin wanted notification to the owner regarding the occupancy of the apartment to be only a relative or household employee. Mr. Baldwin made a motion to approve the planning module for Windrows Edge Lot 1, Zaveta the Builder. Ms. Pisauro seconded the motion.

All were in favor.

Mr. Rubin made a motion to add a note that the additional apartment on the property can only be occupied by a relative or household employee. Mr. Bud Baldwin seconded the motion.

All were in favor.

Ordinances

Codified Ordinances, Recodification

Mary Eberle explained that the only change in the Subdivision and Land Development Ordinance which is what the Planning Commission has to review is p.22-106 B.(2)(a)(4). Mr. Baldwin recommended the

Planning Commission approve of the change in the Subdivision and Land Development Ordinance that is part of the Codification which is on p.22-106 B.(2)(a)(4). Mr. Rubin seconded the recommendation. All were in favor.

Liaison Report: Presented by Mary Ryan

Ms. Ryan reported that the Board of Supervisors passed the 2017 Budget which resulted in a 23% reduction in millage. The Board of Supervisors reduced the Open Space millage by 2 points and the Building Fund by .25 points for a total reduction of 2.25 mills. The General Fund is now totally funded by the Earned Income Tax and not by millage. The Earned Income Tax for 2016 came in above what was forecasted.

PECO has cut down many trees which is part of a \$274 million project between Upper Makefield and Lower Makefield. PECO is upgrading electronic equipment and replacing poles which will result in less power outages which is a consistent issue in the Township. The Board of Supervisors feel very strongly about the vista being very disrupted and to enhance that the Board of Supervisors charged the Environmental Advisory Council Committee to meet with PECO to work out a new planting plan to replant what was cut down working with them to make sure that what is replanted will not hinder the new upgrade plan.

The Board of Supervisors had their reorganization and everything is the same except for Diana Nolan taking on the School Board instead of Dan Rattigan.

Adjournment

A motion was made to adjourn the meeting by Mr. Baldwin and was seconded by Mr. Rubin. The meeting was adjourned at 8:04 P.M.

All were in favor.

Submitted by: Debra McFadden

Amended and Approved: February 22, 2017