

Upper Makefield *Township*

Planning Commission Meeting

Wednesday, August 26, 2015

The August 26, 2015 public meeting of the Upper Makefield Township Planning Commission was called to order by Vice Chair, Kathleen Pisauro at 7:02 p.m. In attendance were the following members of the Planning Commission: Walt Wydro, Ken Rubin, Richard Latella and Phil Feig. Absent was Chair, Karin Traina. Also in attendance were Director of Planning and Zoning, Dave Kuhns and Board of Supervisor's Liaison, Mary Ryan.

I. Call to Order: 7:02 p.m.

II. Public Comment: no public comment.

III. Approval of Meeting Minutes:

A. July 22, 2015 – Ms. Pisauro motioned to approve the meeting minutes, Mr. Feig second the motion. Motion passed: 5-0.

IV. Land Development:

A. Spears Planning Module, 86 Van Sant Road – Primary and Accessory Uses (cont'd from July 22, 2015):

The Spears Planning Module was reviewed by the Planning Commission at two previous meetings. Bill Johnson, Architect, and Jamie Sundermier, Soils Scientist, were present on behalf of the owner. Mr. Johnson presented a site plan and described what was planned for the property. He stated that there would be one primary residence, one accessory apartment, and one convenience bathroom inside a pool cabana. Mr. Feig recommended that the words "guest houses" be changed in the documents. Mr. Rubin expressed his concerns about the uses on the property and that structures be conforming with zoning regulations. Mr. Rubin motioned to approve, Mr. Feig second the motion. Motion passed: 5-0.

B. Dolington Village Identification Signage:

Ms. Ryan explained the history behind this agenda item. The village identification signs are part of the regional improvement effort for Stoopville Road and Washington Crossing Road. Mr. Rubin asked if the sign would affect anything else other than identifying the village. Mr. Kuhns stated that it pertained to identification only and that the color chosen for the signs would match that of the existing Township identification signs. Ms. Pisauro expressed her desire that a village establishment date be included with the recommendation. Mr. Wydro stated that he felt that the signs were appropriate for the village. Ms. Ryan asked that staff research historic data and recommend a date to place on the sign. Ms. Pisauro motioned to approve, Mr. Wydro second the motion. Motion passed: 5:0.

V. Current and New Business:

A. Creamery Road Planning Module (Minor Act 537 Plan Update Revision):

Adjacent to the Enclave subdivision on Creamery Road there are three abandoned homes which Toll Brothers owns. New homes will eventually be constructed on these three lots and will be connected to the Enclave sewage treatment plant. In order for these homes to connect to the community system a planning module was required. Michael McCree, P.E. from CKS Engineers was present and stated that presently there were no other properties on Creamery Road that would be required to connect to the community system. Ms. Ryan stated that this planning module was for the three new homes only and no other properties. Mr. Rubin asked if any of the costs of the sewer lateral installation would have to be paid by all the residents of the Township. Mr. McCree responded with that would depend on the policy at the time when the additional connections were made. Mr. Latella added that an owner would be able to repair their onsite septic system. Mr. Rubin made a motion to approve, provided text in the module be modified to include “if 11 other homes are connected to the community system, the owners of those individual properties will bear the costs of the connection to the community system.” Mr. Wydro second the motion. Motion passed: 5:0.

B. Floodplain Ordinance, SALDO:

This ordinance was previously reviewed by the Planning Commission. Minor changes have been made. Mr. Feig requested that the term “Flood District” be revised in the Bucks County Planning Commission letter dated August 5, 2015. Mr. Rubin motioned to move, Mr. Latella second the motion. Motion passed: 5:0.

VI. Liaison Report: Ms. Ryan informed the Planning Commission that the Board of Supervisors meeting previously scheduled for September 15 was moved to September 23, 2015 and that the Township road improvement work was progressing and would be done by the fall. Ms. Ryan also requested that at the next Planning Commission meeting, the Commission review Township policy concerning athletic races and special events. Guidelines concerning policies and procedures for handling special events should be reviewed and recommendations made to the Board of Supervisors.

VII. Adjournment. A motion was made to adjourn the meeting. Meeting adjourned at 8:43 p.m. All in favor.

Approved: January 27, 2016