

# Upper Makefield *Township*

## Planning Commission Board Wednesday, May 24, 2017 Meeting Minutes

The May 24, 2017 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Karin Traina, at 7:03 p.m. In attendance were the following members of the Planning Commission: Vice Chair Kathleen Pisauro, Member Walt Wydro, Member Phil Feig, Member Ken Rubin, and Member Richard Latella. Also, in attendance were Township Solicitor Mary Eberle, Township Engineer Larry Young and Planning and Zoning Director Dave Kuhns.

**Public Comment:** There was no Public Comment.

### **Approval of Minutes:**

Under Land Development in the first paragraph, third line from the bottom, Ms. Pisauro's suggestion was to add "ownership of open space".

A motion was made by Ms. Pisauro to approve the April 26, 2017 meeting minutes.

Mr. Rich Latella seconded motion. The approval of the minutes was 6 - 0 to approve.

### **Land Development:**

#### **Laughlin Preliminary Subdivision Plan, Eagle and Stoopville Rds., Plan Received April 2, 2017:**

Edward Murphy represented the applicant for the presentation. Mr. Murphy gave a brief history of previous submittals. The proposed subdivision is both in Newtown and Upper Makefield Townships. Both townships have recommended a cluster arrangement as opposed to a use by right configuration. The sketch plan was before Upper Makefield Township Planning Commission in April 2016 and before the Board of Supervisors in May 2016. The Newtown portion of the subdivision has been finally approved pending completion of the conservation easement. There will be one easement covering both municipalities. Mr. Murphy went on to say that most of the trees along Eagle Road are ash trees. The hydrogeological report will be completed in the next two weeks and the applicant will then submit the plan to the Board of Supervisors. Mr. Murphy reviewed some items contained in the Township Engineer's May 19, 2017 review letter. He specifically mentioned the relief previously granted by the Zoning Hearing Board. The majority of the tree removal will be on the western area of the property. Mr. Young suggested that the ash and elm trees be removed because they have limited life spans. Four (4) waivers were requested in the original sketch plan submission. New waivers are now requested for the use of Belgium Block curbing and the subdivision road to be private. Mr. Feig suggested that lighting be installed at the cul-de-sac. Mr. Rubin suggested that no sidewalks be installed and confirmed that the storm water management basin is within lot 3 and the ultimate responsibility for maintenance of that basin will lie with the Homeowner's Association. Ms. Traina questioned whether the cul-de-sac radius was large enough to accommodate all vehicles. Mr. Young confirmed that the size is adequate. Mr. Latella recommended that the Conservation Easement include language used in easements recently approved for other subdivisions. Mr. Young stated that there will be no easement on individual lots - only on the 48 acre open space parcel. Ms. Pisauro made a motion to approve the plan as preliminary/final. Ms. Traina added that the approval is contingent on no sidewalks being installed and pending final review of the hydrogeological report. Mr. Latella seconded the motion, and the members voted 6 to 0 to approve the plans as a preliminary/final submission.

**Zoning Matters:**

**Tree Conservation Ordinances, Dave Kuhns:**

Mr. Kuhns explained that the current Township ordinances offer little regulation on tree cutting on existing lots. Ms. Eberle stated that under current regulation a minimum of 85 percent of woodlands must remain on the lot. Ms. Traina suggested the Planning Commission review ordinances other municipalities are using. Mr. Rubin stated that he has mixed emotions and suggested little regulation should be in place because of the difficulty of enforcement.

Ms. Eberle suggested that she is uncertain as to this being a JMZO or standalone ordinance, and, it will require further contemplation. Ms. Pisauro asked when new trees are planted can there be an ordinance where the trees have to be back so far from the utilities. Ms. Eberle said that PECO cannot be regulated by a local municipality. The Planning Commission recommended that Ms. Eberle and Mr. Kuhns discuss the matter further and report back.

**Commercial Center, 1250 Washington Crossing Memorial Boulevard, Sign Review:**

Mr. Kuhns outlined the sign submittal for 1250 Washington Crossing Memorial Boulevard. Ms. Traina questioned whether the vinyl lettering complied as stated in the Sign Guideline. Mr. Rubin spoke about the Village and the number of free standing signs being a distraction. Mr. Latella suggested etched lettering and Mr. Feig agreed. Ms. Pisauro suggested the sign location be moved closer to the center of the property. Mr. Wydro suggested that the sign be centered on the property. Ms. Pisauro stated that she encourages the etched lettering woodgrain texture and consistent font sizes be used and then made a motion for approval. Mr. Wydro seconded. All in favor 6 to 0.

**Current and New Business:**

There was no current or new business.

**Liaison Report:**

Mary Ryan was absent; nothing to add.

**Adjournment**

A motion was made to adjourn the meeting by Ms. Traina and was seconded by Mr. Wydro. The meeting was adjourned at 8:15 p.m. All were in favor.

Submitted by: Debra McFadden