

Planning Commission Board
Wednesday, January 24, 2018 Meeting Minutes

The January 24, 2018 public meeting of the Upper Makefield Township Planning Commission Board was called to order by Chair Karin Traina at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Karin Traina, Vice Chair Kathleen Pisauo, Member Bud Baldwin, Member Phil Feig, and Member Ken Rubin. Also, in attendance were Township Solicitor Mary Eberle, Board of Supervisors Liaison Dr. Ed Ford, Tri-State Engineer Larry Young, Planning and Zoning Director Dave Kuhns and Planning and Zoning Administrative Assistant Denise Burmester.

Public Comment:

There was no public comment.

Approval of Minutes:

A motion was made by Mr. Baldwin and was seconded by Mr. Rubin to approve the December 6, 2017 minutes subject to correcting meeting dates, adding the descriptions of the SALDO subsections, and clarification to Liaison Report. Motion carried by 5-0 vote.

2018 Planning Commission Reorganization:

A motion was made by Mr. Baldwin and was seconded by Mr. Feig to, keep the Planning Commission organized as it was in 2017, with no changes. Motion carried by 5-0 vote.

Land Development:

A. 485 Brownsburg Rd. West Subdivision Sketch Plan:

Presented by engineer, Greg Glitzer of Gilmore and Associates, on behalf of the applicant, Zaveta Custom Homes, for 485 Brownsburg Road. The Sketch Plan of the proposed subdivision was reviewed and discussed regarding the layout of the lots and the location of the driveway to give the applicant feedback on their plan before the preliminary plan. Only comment was offered from the Planning Commission, no approvals are given on a sketch plan. Mr. Baldwin noted he looks forward to additional details on the project with no further comment. Mr. Rubin noted that, generally, lots are at an acceptable location; but driveway being shared may be a marketing issue. Ms. Pisauo noted that there should be no further subdivision of the properties. Mr. Feig noted that with the sketch plan information, the location of the subdivision was reasonable, but looks forward to the additional details of a preliminary plan. Ms. Traina noted that with the information provided in the sketch plan, there are currently no concerns with the plan for subdivision into three properties. Mr. Young opened a short discussion regarding easements noted in Comment 30 in the Tri-State Review Letter dated January 17, 2018. Ms. Traina thanked Mr. Glitzer for the presentation and the Planning Commission members for their feedback.

B. Schwartz Preliminary Subdivision Plan, 1070 Eagle Road:

Mr. Kuhns noted that this agenda item was removed at the request of the applicant.

Zoning Matters:

C. Medical Marijuana Ordinance, JMZO:

Ms. Eberle opened the ongoing discussion of Medical Marijuana Ordinance to allow new ideas, and issues to be explored and discussed with the possibility of a future draft of a Medical Marijuana Ordinance. There was discussion of the political decisions that would need to be addressed by the Board of Supervisors prior to an ordinance draft. Discussion turned to zoning decisions that might need to be understood if a future ordinance was needed; including where in the Township a Medical

Marijuana Dispensary would be permissible based on state regulations. The state regulations and state decisions discussed were: the commercial district requirement; locations that have been granted dispensary licenses within Pennsylvania; restrictions in proximity to a school; type of building the business must occupy; minimum lot size required; and parking requirements. Ms. Eberle clarified that the Township could add additional zoning requirements. Discussion centered on additional requirements such as location requirements beyond the commercial district state requirement, the type of lots, additional parking spaces and signage. Ms. Traina and Mr. Rubin requested further information on identifying properties that could meet the state regulations within Upper Makefield. A meeting was suggested between Township solicitor, Township Engineer and Planning and Zoning Director to review state eligible properties and possibly a site visit. Ms. Traina thanked Planning and Zoning for the information provided with maps and state definitions.

Current and New Business:

Liaison Report:

Ms. Traina introduced Dr. Ed Ford as the new Board of Supervisors Liaison to the Planning Commission. Dr. Ford thanked the Planning Commission members for their service.

Dr. Ford reported the 2018 leadership for the Board of Supervisors as Thomas Cino, Chair, Diana Nolan, Vice Chair, and Mike Tierney, Treasurer.

Dr. Ford noted that the EAC was granted \$35,000.00 from the state that will be used to study the streams of the Township. The EAC is working on organizing the study and use of the riparian buffer funds with some possible reforestation efforts along the streams. The study is scheduled to start in the spring.

Adjournment:

A motion was made by Mr. Baldwin and was seconded by Ms. Pisauro to adjourn the meeting at 8:15 p.m. Motion carried by a unanimous vote.

Approved: February 28, 2018