

Upper Makefield Planning Commission

May 15, 2024 Meeting Minutes

The May 15, 2024 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Kathleen Pisauro, Vice Chair Phil Feig, Member Bud Baldwin, Member Harry Barfoot, and Member Leena Saini. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Braun Taylor, and Planning & Zoning Director Denise Burmester.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

**** Eulogy for Walt Wydro by Bud Baldwin ****

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the April 17, 2024 meeting minutes. Motion carried by a unanimous vote.

PLANNING MODULE – COMP 2 – FISHER – 96 WOODHILL ROAD – BARN CONVERSION TO ACCESSORY APARTMENT

Mr. Fisher provided an overview of the applications requesting approval for the Planning Module submitted for a barn conversion to accessory apartment and replacement of septic system.

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve Planning Module for a new septic system. Motion carried by a unanimous vote.

ORDINANCES

JMZO – 2022-04 – Non-Conforming Structures

Ms. Pisauro provided an overview of the of the Non-Conforming Structures Ordinance.

Discussion followed with definition of a primary structure and a Single Family Dwelling B-1 Use. Language of the proposed ordinance was not modified, but agreement that further discussion of a B-1 Use may be warranted in the future.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to send to the Board for approval. Motion carried by a unanimous vote.

JMZO – 2022-02 – Electrical Vehicle Charging Station

Ms. Pisauro provided an overview of the Electrical Vehicle Charging Station Ordinance.

Discussion followed with the following changes considered for recommendation:

- Setback requirements for the stations.
- Some grammatic discussion to add clarity to the meaning.
- Discussion regarding the “Use” of the stations (owner of property vs. owner of principle Use)

A motion was made by Mr. Barfoot and seconded by Ms. Saini to approve the Ordinance with changes as noted. Motion carried by a unanimous vote.

Public comment given by Tom Cino, 16 Brandywine Ct., regarding the secondary leasing aspects of the said charging stations, comparing use to antenna subleasing. This Ordinance does not stop an owner from hiring a company to service the station to keep in “working order” (Level 3).

JMZO – 2022-01 – Wireless Communications

Ms. Pisauro provided an overview of the Wireless Communications Ordinance and Manual.

Discussion followed with the changes:

- WCF (Wireless Communication Facilities) definition is not available within the document.
- §I.5 – Districts 1, 2, and 3 need to be defined. (Will Oetinger already offered comment on this, as we do not have Districts labeled like that. They should be named, e.g. VC1.) Members agreed Wireless Communication Facilities should not be put in EIR (Educational, Institutional, Recreational) areas because of the concern for school, etc.
- §I.5 – The applicant shall provide all documents to show compliance.
- Regarding the Design Manual – Page 13 Upper Makefield only listed on parcel, need to add two (2) additional parcels.
- Last page – the word “paint” should be changed to “finish”.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the Ordinance and Manual with changes as noted. Motion carried by a unanimous vote.

LIAISON REPORT

Board of Supervisors – Braun Taylor

Mr. Taylor provided Board of Supervisor status on the following topics:

- Bridge Project – Board of Supervisors engaged Jeff Marshal to perform additional research regarding the surrounding buildings to the Bridge for the National Register. They are waiting on pricing for the Project. May 20, 2024 @ 10:30 am is the next Bridge Commission Meeting.
- Fenwick Conditional Use approved for the bridge design. Zoning Hearing Board application has been withdrawn at this time.
- Moved forward three (3) Ordinances, Impervious, Billboards and Definitions, approved. Stated we are up to date on Ordinances.
- May 19, 2024 (Sunday) the UMT Police and Fire Company are having a rematch baseball game.

- The lease back at the 1102 Washington Memorial Blvd. has concluded. Sketch Plan received for the property. No further update.
- The Dunkin Donuts franchiser has bought the Dunkin Donuts property and is out of the proposal of the Sketch Plan.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Ms. Pisauro to adjourn the meeting at 8:28 pm. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester
Director of Planning & Zoning
Approved: July 17, 2024