

## **Upper Makefield Planning Commission**

### **July 17, 2024 Meeting Minutes**

The July 17, 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, Member Bud Baldwin, Member Leena Saini, and Member Jack Wiseman. 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**

#### **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 Mr. Wiseman to approve the May 15, 2024 meeting minutes. Motion carried by a unanimous vote.

#### **CONDITIONAL USE – WEYANT BARN CONVERSION – 1292 TAYLORSVILLE ROAD**

James Weyant provided an overview of the applications requesting approval for his Conditional Use of his property at 1292 Taylorsville Rd.

Discussion followed with the following topics:

- Present primary residence is 300 sq. ft., looking to convert 800 sq. ft barn to primary residence (studio apartment) and convert small cottage to the barn.
- Township Attorney explained that conversions to a residential existing dwelling does not have the same limitations as a new structure.
- Cesspool was eliminated and underground septic system has been installed.
- This property was part of the 19 Milyko subdivision. (Property is 1.34 acres.)
- Discussion no additional impervious to be added to the property.

A motion was made by Ms. Pisauro and seconded by Mr. Baldwin to approve the Conditional Use application being presented to the Board of Supervisors. Motion carried by a unanimous vote.

#### **PLANNING MODULE – COMP 1 – HAMMER – 2799 WINDY BUSH ROAD**

Rob Bowie, applicant's contractor from BuxMont Septic, provided an overview of the applications requesting approval for the Planning Module COMP 1.

Discussion followed with the following topics:

- Property spans both Wrightstown and Upper Makefield Township line. At present the separation equates to 6.17 acres in Wrightstown (192 Pine Lane and 4.57 acres proposed address of 2799 Windy Bush Road) in Upper Makefield.
- Upper Makefield Ordinance has limitations for JM District to be 5 acre lots. They will install a new septic sand mound on the UMT parcel.
- Wrightstown Township will issue a letter to recommend this Lot Line Change to the Board of Supervisors.

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the Planning Module COMP 1 application as presented to the Board of Supervisors. Motion carried by a unanimous vote.

**COMMUNITY DAY PLANNING – SEPTEMBER 21, 2024 – 10:00 TO 2:00**

Township Supervisor, Braun Taylor provided an overview of the Community Day Event at Brownsburg Park (all Ages, multiple Townships).

Discussion followed with the following topics:

- UMT Booth needed.
- Suggestions include:
  - EAC – pinecone activity for children, Open Space and Watershed Maps.
  - Planning Commission – MS4; Citizen guide to manage impervious. For children, have a game to “Name the areas of Upper Makefield”. Tree seedlings to give out and give information on increasing the tree canopy in Upper Makefield. Planning Commission Community Day committee to include Ms. Siani and Ms. Pisauro.

**LIAISON REPORT**

**Board of Supervisors – Braun Taylor**

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

- DCNR Bridge Commission has agreed to move forward and hire an Engineering firm to do an analysis about the future of the Bridge. They have made some verbal and some written agreements to consider the environment both historic and environmental. The push to get these things added to the RFP was unsuccessful. Therefore, he noted that it is of importance that the Community continue to be active. The next meeting will be Monday, July 29<sup>th</sup> at 10:30 a.m.
- Beautify the Crossing Project moving forward to prepare for the 250<sup>th</sup> Anniversary.
- The Township is continuing to examine the stormwater and watersheds between Houghs Creek and Jericho Creek. This includes basins being adapted to hold more water for a longer period of time.
- Dedication at Crossing Church for the July 15, 2023 families.

**ADJOURNMENT**

A motion was made by Mr. Baldwin and seconded by Ms. Saini to adjourn the meeting at 7:40 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester  
Director of Planning & Zoning  
Approved: August 21, 2024