

## **Upper Makefield Planning Commission**

### **August 21, 2024 Meeting Minutes**

The August 21, 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, Member Karin Traina 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**

Mr. Baldwin relayed the passing of a resident, Judy Ness, at the age of 83 and what a neat lady she was, keeping up with information within the Township.

Mr. Wiseman discussed water quality and testing concerns in Traditions. Mr. Barfoot stated that the public water quality is tested annually for these areas and the reports are available on our website. Discussion continued about the question being asked of the Township and response that there is no requirement beyond the annual test and that further testing is not planned. It was suggested that specific contaminants are not being tested but residents felt should be included. The PC members suggested these conversations be brought to the Environmental Advisory Committee (EAC) for their input and to the HOA's involved and that this would be more productive, as water quality is an EAC issue. The HOA's can request additional testing if found they need it. Other property owners in the Township with wells conduct their own water quality tests for contaminants they feel are important.

Ms. Pisauro recommended increased enforcement of accessory apartment use. It is unclear how widespread the violation of accessory apartment use may be in the Township. She further recommended that tax records would show who is reporting for addresses to determine if they are owner or comply with the ordinance for occupation of an accessory apartment.

#### **APPROVAL OF MINUTES**

A motion was made by Mr. Baldwin and seconded by Mr. Wiseman to approve the July 17, 2024 meeting minutes. Mr. Barfoot and Ms. Traina abstained. Motion carried by a unanimous vote.

#### **HERITAGE PHARMACY – 1099 GENERAL KNOX ROAD – PRELIMINARY LAND DEVELOPMENT**

This was tabled and will be scheduled for a future meeting.

#### **HERITAGE PHARMACY – 1099 GENERAL KNOX ROAD – WAIVER – SALDO AND STORMWATER**

This was also tabled and will be scheduled for a future meeting.

### **JMZO – LI/O-LI DISTRICT ORDINANCE**

Discussion followed with the following topics:

- This LI/O-LI District currently only exists in Newtown Township. This district does not currently exist in Upper Makefield Township.
- Newtown Township requested a language change to include Conditional Use approval.
- Upper Makefield Township (UMT) approved the updated version without the “Conditional Use” verbiage. The Planning Commission will now re-review “with” the Conditional Use verbiage.
- Newtown’s general intent of the changes is to solve the problem of vacant industrial parks.
- Planning Commission members recommended that the parking should follow parking requirements for an apartment with a One bedroom apartment requiring 2 parking spaces, not 1.5 spaces as stated.

A motion was made by Ms. Pisauro and seconded by Mr. Baldwin to recommend allotment of 2 parking spaces for a one-bedroom apartment and will recommend to the Board of Supervisors. Motion was approved by a unanimous vote.

### **COMMUNITY DAY, SEPTMBER 21, 2024, 10:00 a.m. TO 3:00 p.m.**

Discussion followed with the following topics:

- Brochures with both drinking water information and septic hauler’s list.
- Ms. Pisauro requested volunteers to help.
- Suggestion of butcher’s paper and markers to be provided for children to draw their favorite part of UMT.
- Recommendation to inform residents of the need to check Carbon monoxide alarms periodically, as well as the fire detection alarms.
- Question was raised about a sign for table. It was stated that there would be one.

### **LIAISON REPORT**

#### **Board of Supervisors – Braun Taylor**

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

- Things that have come for approval to the BOS:
  - Conditional Use – Weyant Barn Conversion – approved.
  - Hammer Planning Module – approved.
  - Creamery Road bid approval for installing sewer line for 14 homes. (2 homes will connect immediately.)
  - Butterfly Garden approval for Brownsburg Park.
  - Street Scape - Plans for new crosswalks – budget is available for this project (Multi-modal Grant has been approved). The project is designed and ready to go once the funding is released. It was stated that with this type of grant, there is a match, and the Township is prepared to meet this. It was noted that this project does include the lighting.

- A historic district review is still in progress with Jeff Marshall, a historian, and this may lead to a new historic district for the Township.
- Delaware River Bridge Commission meeting will be held in September.

**ADJOURNMENT**

A motion was made by Mr. Barfoot and seconded by Ms. Traina to adjourn the meeting at 8:08 p.m.  
Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester  
Director of Planning & Zoning  
Approved: January 15, 2025