

Upper Makefield Planning Commission

January 15, 2025 Meeting Minutes

The January 15, 2025 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:15 p.m. In attendance were the following members of the Planning Commission: Kathleen Pisauro, Bud Baldwin, Harry Barfoot, and Karin Traina (via ZOOM). 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.

REORGANIZATION OF THE COMMISSION

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve Kathleen Pisauro as Chair. Motion carried by a unanimous vote.

A motion was made by Ms. Pisauro and seconded by Mr. Baldwin to approve Harry Barfoot as Vice-Chair for 2025. Motion carried by a unanimous vote.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

August 21, 2024

A motion was made by Mr. Baldwin and seconded by Ms. Traina to approve the August 21, 2024 meeting minutes (with changes as stated). Motion carried by a unanimous vote.

September 18, 2024

A motion was made by Mr. Baldwin and seconded by Ms. Pisauro to approve the September 18, 2024 meeting minutes. Motion carried by a unanimous vote.

ORDINANCES

Mr. Oetinger provided an overview of the processes. Recommended that the PC focus on the suggested changes.

JMZO – 2022-01 – Wireless Communications

Discussion followed with the following topics:

- Tower based Facilities will be allowed. Additional parcel numbers to be added to the Ordinance. Recommendation to include Gunser and Dudley properties along with Patel. New towers will be added as needed.
- Non-Tower Facilities (not intended for telecommunications). Mr. Oetinger explained that the ideal area for these towers is where tall buildings reside.

- Zoning Districts discussed for Ordinance: EIR (Educational, Industrial & Rural)
- The following locations were discussed as possibilities:
 - Old radio station had one in the Crossing.
 - Suggestion for around churches (Washington Crossing United Methodist Church & Ascension Church). This discussion is for zoning practices only (parcel numbers will be listed). Three (3) parcels were discussed.
- It was stated that if Verizon comes to us regarding another property, there will be the need for a variance or change in zoning.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve discussed recommendations. Motion carried by a unanimous vote.

JMZO – 2022-02 – Electric Vehicle Charging Stations

Mr. Oetinger provided an overview of the Ordinance as it stands.

Discussion followed:

- Removal of nonworking-order requirement. It was agreed that this requirement falls into property maintenance code requirements. International Property Maintenance Code 604.3 already addresses the concerns.
- Zoning Districts are to be listed.

A motion was made by Ms. Pisauro and seconded by Mr. Barfoot to approve with discussed recommendations. Motion carried by a unanimous vote.

JMZO – 2022-03 – Billboard Ordinance

Mr. Oetinger provided an overview of the Ordinance as it stands.

Discussion followed with the following topics:

- Height of sign was addressed. Suggestion to limit to 16 ft. from the base or from cartway, whichever is lower, that would include landscaping around base (16 ft. from the base of the sign).
- Suggestion was made to have the Township Manager send a letter to Newtown and Wrightstown recommending they enforce the removal of temporary signs.

A motion was made by Mr. Baldwin and seconded by Ms. Traina to approve the discussed recommendations. Motion carried by a unanimous vote.

JMZO – 2024-05 – ZHB Provisions

Mr. Oetinger provided an overview of the Ordinance as it stands.

Discussion followed with the following topics:

- Recommendation to rely on State Law rather than Township Ordinance.

- Recommendation that the property owner note if there is a Conservation Easement on their property. Discussed that requiring the property owner to do a title history for Conservation Easement, via a title search, was burdensome.

A motion was made by Mr. Barfoot and seconded by Mr. Baldwin to approve. Motion carried by a unanimous vote.

CHAIR REPORT

Planning Commission Chair – Kathleen Pisauro

- Ms. Pisauro commented on Community Day and the butcher paper and the drawings both by children and adults. She will take a picture and bring it to the next meeting. This was felt to reflect the feeling of “Upper Makefield”.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Next Washington Crossing Bridge Commission meeting is set for Monday, January 27th.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to adjourn the meeting at 8:09 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: March 19, 2025