

Upper Makefield Planning Commission

March 19, 2025 Meeting Minutes

The March 19, 2025 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: Kathleen Pisauro, Bud Baldwin, Harry Barfoot, and Leena Saini. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Liaison Braun Taylor, and Planning & Zoning Director Denise Burmester.

PLEDGE OF ALLEGIANCE

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

PUBLIC COMMENT

Ms. Pisauro inquired for a status on the Land Development project for the Heritage Pharmacy and noticed that portion of building presented for the pharmacy now has a sign for another business. Ms. Burmester stated that the Land Development for Heritage Pharmacy is still being worked on.

APPROVAL OF MINUTES

A motion was made by Mr. Barfoot and seconded by Ms. Saini to approve the January 15, 2025 meeting minutes. Motion carried by a unanimous vote.

MEETING TIME - DECISION

Will Oetinger, Township Solicitor, thanked the Committee for consideration of moving the meeting start time to 7:30 p.m., but stated he was good with keeping the 7:00 p.m. time.

JMZO – BILLBOARD ORDINANCE

Ms. Pisauro provided an overview of the Ordinance and previous changes.

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the acceptance of the changes as stated by Mr. Oetinger's approval from February 23rd draft. Motion carried by a unanimous vote.

JMZO – WIRELESS COMMUNICATION ORDINANCE

Ms. Pisauro provided an overview of the Ordinance and the information provided by the Jointure Solicitor. Mr. Oetinger provided the information from his approval letter sent to the Commission. Discussion followed with the following topics:

- Conditional Use vs. Special Exception – They discussed the differences and context regarding present Ordinances in the Township. They agreed to eliminate the Special Exception.
- Assigning administrative work to the Zoning Officer and emergency notifications to the Township Manager – They agreed to leave as presently written.
- Setbacks – Mr. Oetinger confirmed that this criterion does not cause an issue for the properties already identified in Upper Makefield.
- Bond requirements – They agreed to the Bond for clean-up.

A motion was made by Mr. Baldwin and seconded by Ms. Pisauro to approve the adoption of the Ordinances, as discussion stated. Motion carried by a unanimous vote.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Trash Pickup along Taylorsville Road on March 29, 2025
- Delaware River Bridge Commission next meeting will be March 31, 2025 (No public participation process yet).
- Multi Modal Grant for Washington Crossing was awarded to the Township for \$575,000 for pedestrian paths and improvements. Waiting on 2nd Grant.
- Mt. Eyre Manor Pipeline Leak – The Commission had extensive discussion regarding the problem and present investigations, and Mr. Taylor answered their questions.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Ms. Siani to adjourn the meeting at 7:59 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: April 16, 2025