

UPPER MAKEFIELD TWP. PLANNING COMMISSION

July 12, 2010 – 3:00 p.m. Meeting

Municipal Complex, 1076 Eagle Road.

**Present:** Walt Wydro, Vice Chair; Bob Curtin, Karin Traina, Greg Pitonak, Kathleen Pisauro, Ken Rubin, Mary Eberle, Solicitor, Grim, Biehn & Thatcher; Larry Young, Municipal Engineer, Dave Kuhns, Director, Planning & Zoning.

**I. Public Comment:** No members of the public were present to comment.

**II. Approval of Minutes:** Mr. Curtin made a motion to approve the minutes of the May 26, 2010 meeting. Mrs. Pisauro seconded the motion. All were in favor except Ms. Traina, who abstained. The motion passed.

**III. Current and New Business:**

**A. Solar Panels Ordinance; Continued from June 14, 2010 PC meeting:** Mr. Wydro stated that as a result of the Planning Commission's work, he felt that a good ordinance was created. The members discussed ground mounted arrays and decided on changes with respect to the proximity of the panels to the ground. The members also discussed integrated systems specifically regarding the applicability of the section regarding abandonment and removal. It was concluded that this paragraph should exclude integrated systems which use siding, shingles, windows, etc. as part of the system.

The maximum distance of solar panels to the roof in a roof mounted system was discussed and in all cases, regardless of a flat or sloped roof, the maximum gap between the roof surface and any solar panel shall not, at any point, exceed five feet.

Additional changes were agreed to for clarification including that easements will only be required in certain circumstances, that a permit must be obtained and that a reference to the National Energy Code should be included.

Following discussion, Mr. Pitonak made a motion to approve the ordinance with agreed upon changes. Ms. Traina seconded the motion. All were in favor and the motion passed.

**B. Bowman's Tower Directional Sign:** Mr. Kuhns explained that the volunteers who are proposing the sign have not provided a picture yet and therefore, the subject will be scheduled for a future Planning Commission meeting. He did discuss the dimensions of the sign and how far from the ground it will be mounted on the existing pillar. Ms. Traina wondered if the pillar was actually on Park property or was on Township property and what happens if it is discovered to be in the right of way. Mr. Kuhns responded that a Penn Dot permit may have to be issued in that case. Until the Township receives the particulars, it is not known what may be required. This will be put on the agenda for the next Planning Commission meeting.

Mr. Wydro suggested a comment for consideration. He suggested that all signs pertaining to the Park contain a logo which is common to all park signs. He suggested that a contest could be held to choose the logo.

**C. Planning Commission Reorganization:** Mr. Wydro opened up nominations for Chairperson of the Planning Commission now that Mary Ryan is a member of the Board of Supervisors. Mr. Curtin nominated Ms. Traina. The nomination was seconded but Mrs. Pisauro interjected that the Chairperson should be someone who can attend the meetings on a consistent basis. Mr. Rubin asked Mr. Wydro how long he has been on the Planning Commission and asked if he would be interested in the Chairmanship. Mr. Wydro responded that he would, but only for this short term. Therefore, Mr. Rubin nominated Mr. Wydro. Mrs. Pisauro seconded the motion. All were in favor and the motion passed.

With respect to the Vice Chairmanship, a motion to nominate Ms. Traina was made. The motion was seconded. All were in favor and the motion passed.

Mr. Wydro then explained that a volunteer was needed for the Joint Planning Commission. After discussion, Ms. Traina volunteered for the open position on the Joint Planning Commission.

Prior to adjourning, Mr. Wydro distributed a survey from the Bucks County Planning Commission which it will use as part of its updating of the Comprehensive Plan. He explained that it can be completed via the link provided or by mail. As it is open to the public, Mr. Kuhns suggested the Township publish the survey in the newsletter and another suggested putting the link on the Township website.

At the end of discussions, Mr. Pitonak made a motion to adjourn the meeting. Mrs. Pisauro seconded. All were in favor and the meeting was adjourned.

Submitted by: Phyllis Mehler

Approved: September 13, 2010