

Upper Makefield *Township*

Planning Commission Meeting; Wednesday, October 22, 2014

The October 22, 2014, public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Karin Traina at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Karin Traina, Vice Chair Kathleen Pisauro, Member Ken Rubin, Member Walt Wydro, and Member Bob Curtin. Also in attendance were Solicitor Peter Nelson, and Director of Planning and Zoning Dave Kuhns.

I. Call to Order – 7:00 p.m.

II. Public Comment: None

III. Special Agenda Item:

A. Solebury Township Draft Comprehensive Plan, Dated October 8, 2014

Cathryn Gauthier from the Bucks County Planning Commission attended the meeting and gave an overview of the draft plan. The Planning Commission discussed the plan and noted that no changes be made to the areas in Solebury Township bordering on Upper Makefield. Other issues that were talked about were a boat launch in Upper Makefield, water studies of the Aquatong Creek, and the Scudder's Falls Bridge expansion. Ms. Gauthier informed the planning Commission that the Scudder's Falls Bridge project may begin in late 2015 and that the Washington Crossing Park Master Plan for the lower park includes a canoe/ kayak dock. The Plan was sent to the Township for review. Comments were given to the Planning Zoning Department.

IV. Approval of Meeting Minutes:

A. August 27, 2014 – Approved as written

V. Land Development:

A. Walker Road Subdivision Planning Module.

CKS Engineers reviewed the planning modules and recommended approval by the Township. Planning Commission members requested that in the future CKS include in their opinion that a planning module complies with local and state ordinances. Mr. Rubin made a motion to recommend approval and the motion was seconded by Mr. Wydro. The vote was 6-0 to recommend approval.

VI. Current and New Business:

A. Drill Ordinance, Continued from the August 27, 2014, PC Meeting.

Planning Commission members agreed to take the lead with this ordinance. The Joint Zoning Council meetings have recently been cancelled and therefore individual municipalities will need to review the ordinance. It was noted a typical well-site could be five acres in size. The Planning Commission requested that the minimum lot size be 15 acres replacing the 12.5 acres in the present draft. A recommendation for adoption was approved.

B. Holiday Planning Commission Meeting Schedule

Planning Commission voted to hold a meeting December 3rd, 2014, and cancel the regularly scheduled meetings for November 26, 2014, and December 24, 2014.

VII. Liaison Report: No report received.

VIII. Adjournment. Prior to adjourning, the Planning Commission acknowledged and thanked Robert Curtin and Gregory Pitonak for their membership and hard work on the Planning Commission. Motion to adjourn at 9:20 p.m. Motion seconded. Vote was all in favor.

Approved: 2-25-15