

Upper Makefield *Township*

Planning Commission Meeting

Wednesday, July 22, 2015

The July 22, 2015 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Karin Traina at 7:03 p.m. In attendance were the following members of the Planning Commission: Kathleen Pisauero, Walt Wydro, Ken Rubin, Richard Latella and Phil Feig. Also in attendance were Director of Planning and Zoning, Dave Kuhns and Board of Supervisor's Liaison, Mary Ryan.

I. Call to Order: 7:03 p.m.

II. Public Comment: no public comment.

III. Approval of Meeting Minutes:

A. June 24, 2015 – Ms. Pisauero motioned to approve the meeting minutes as revised, Ms. Traina second the motion. Motion passed: 6-0.

IV. Land Development:

A. Spears Planning Module, 86 Van Sant Road – Primary and Accessory Uses:

Kathleen Pisauero requested that measurements of the buildings be provided and she was concerned that the pool house could become a dwelling unit. Karen Traina requested that the owner be present to answer questions. After lengthy discussion, Planning Commission members pointed out changes to the text of the Planning Module document that they wished were revised. Areas of concern are insuring that no additional accessory dwelling units would be built on the property. Ken Rubin requested that Mr. Kuhns inform CKS Engineers of the Planning Commission's recommendations. Planning Commission members additionally requested (i) that the dates in the document be revised and made current, and (ii) plot plans including square footage of each structure at the next meeting. Planning Commission voted 6:0 to table their review until the next meeting and to have the owner present at the next meeting.

V. Current and New Business:

A. Watershed Restoration Grant Application:

Mr. Kuhns explained that the DCED wanted the local planning commission to verify that the grant application was in compliance with all pertinent comprehensive plans. Commission members Rubin and Traina expressed their concerns that the language in the letter to the DCED was not accurate. The Planning Commission members voted 6:0 to revise the letter and Mr. Kuhns agreed.

- VI. Liaison Report:** No report was given. Ms. Ryan was called to the Board of Supervisors meeting which was underway.
- VII. Adjournment.** A motion was made to adjourn the meeting. Meeting adjourned at 7:42 p.m. All in favor.

Approved: 8-26-15