

Upper Makefield *Township*

Planning Commission Board Wednesday, August 24, 2016 Meeting Minutes

The August 24, 2016 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Ms. Karin Traina, at 7:02 p.m. In attendance were the following members of the Planning Commission: Vice Chair Ms. Kathleen Pisauro, Member Mr. Walt Wydro, Member Mr. Phil Feig, Member Mr. Bud Baldwin, and Member Mr. Ken Rubin. Also in attendance were Township Solicitor Ms. Mary Eberle, Township Engineer Mr. Larry Young, and Planning and Zoning Director Mr. Dave Kuhns.

Public Comment: There was no Public Comment.

Approval of Minutes:

A motion was made by Kathleen Pisauro to approve the May 25, 2016 Minutes and was seconded by Ken Rubin. Approved 6-0.

Land Development:

Anderson Subdivision Sketch Plan, 282 Aqueduct Rd.:

Mr. Rob Cunningham of Homes Cunningham Engineering was present representing the Andersons. Mr. Cunningham stated that the plan consists of (2) two lots each being over an acre. At this time, no soil testing has been done. Ms. Pisauro stated that there was incorrect information in the handwritten notes in the upper right corner of the plan. It was the name of the road that needed correcting. Mr. Rubin asked that the driveways be moved further west on Aqueduct Road and Mr. Young stated that it might cause a sight clearance issue. Mr. Cunningham informed the Planning Commission that there are numerous ash trees on the property that will eventually perish. Mr. Cunningham acknowledged that they will need relief from the Zoning Hearing Board regarding tree removal and woodland disturbance. Mr. Feig asked if there would be waivers for street improvements and Mr. Young stated that the waivers may be granted. Karin Traina expressed concern about storm water management and the abundance of water inundating Taylorsville Road. Mr. Kuhns confirmed that this is a sketch plan and a preliminary plan will be going back to the Planning Commission for review.

Zoning Matters:

Storm Water Management Ordinance Amendment to Regulate Illicit Discharges, Municipal Separate Storm Water Sewer System (MS4):

Mr. Kuhns explained to the Planning Commission that the Environmental Advisory Council is recommending that our Ordinances further address illicit discharges including lawn and garden refuse, contractor refuse, and pesticides/herbicides discharge. Mr. Young stated that the Delaware South Storm Water Management Ordinance address illicit discharges. Mr. Baldwin stated that he has witnessed people depositing refuse into the streams. Ms. Eberle explained that the current Storm Water Management Ordinance applies to land development and not single homeowners. She further stated that the Fish & Game Commission has authority under the Clean Streams Act. Ms. Eberle recommends the

Township consider a standalone Ordinance to regulate this matter. Ms. Traina made a motion to recommend preceding a standalone Ordinance. Seconded by Mr. Baldwin.
Approved 6-0.

Current and New Business:

Schwartz Business Sign Review, 1105 Taylorsville Rd.:

Mr. Kuhns explained that the sign proposed by Mr. Schwartz is conforming to the zoning regulations.

Mr. Rubin expressed his concern that there are too many signs in the Washington Crossing area.

Mr. Wydro asked if there would be any lighting for the new sign and Mr. Kuhns stated that it not proposed for this sign. Ms. Pisauro made a motion to approve, seconded by Ms. Traina.

Approved 6-0.

Liaison Report:

Ms. Eberle reviewed with the Planning Commission the outcome of the Board of Supervisor's Meeting of August 16, 2016.

Adjournment

A motion was made to adjourn the meeting by Mr. Wydro and was seconded by Mr. Feig. The meeting was adjourned at 7:45 P.M.

All were in favor.

Submitted by: Debra McFadden

Approved: September 28, 2016