

# Upper Makefield *Township*

## **Planning Commission Board Wednesday, February 24, 2016 Meeting Minutes**

The February 24, 2016 public meeting of the Upper Makefield Township Planning Commission was called to order by Vice Chair Kathleen Pisauro at 7:01 p.m. In attendance were the following members of the Planning Commission: Member Walt Wydro, Member Ken Rubin, Member Richard Latella, Member Phil Feig, and Member Bud Baldwin. Also in attendance were Township Solicitor Mary Eberle, Board of Supervisor Liaison Mary Ryan, and Director of Planning and Zoning Dave Kuhns.

### **Public Comment**

There was no public comment.

**Approval of Minutes:** January 27, 2016 – Page 2 of the Draft Minutes to be amended per Ms. Eberle’s notes.

4-0 for Approval.

Bud Baldwin abstained.

### **Land Development**

#### **Dunkin Donuts Sign Review, 1118 General Washington Memorial Blvd.**

Joe Catuzzi was present seeking a recommendation for a wall sign approval only. He stated that the monument sign application and an outstanding Zoning Hearing Board application have both been withdrawn. Joe Young, owner of the Dunkin Donuts was unable to attend, but provided an example to clarify the muted vs. unmuted colors. Mr. Catuzzi is proposing a 2 ft. sign, limited to two or three colors: pink, orange, and java brown painted on a wood sign, complimentary to the building tone.

Mr. Catuzzi explained that Dunkin Donuts adjusted the original colors based on the Planning Commission’s recommendation making it opaque by 20% and that Dunkin Donuts is at the limit of their color adjustment. Mr. Catuzzi forgot to mention that there is one modification to the original sign application of the words, “Dunkin Donuts” on one line instead of the proposed two lines.

Prior to the meeting, a picture was distributed to the PC members of the “Dunkin Donuts” sign in New Hope which is also owned by Mr. Young. The colors of the sign are two colors: black and gold and are toned down to compliment the building. Mr. Rubin made a motion to allow a 2 sq. ft. sign consistent with the Ordinance and matching the colors of the applicant’s other store in New Hope rather than the Dunkin Donuts colors proposed. It was seconded by Mr. Baldwin.

All were in favor and the motion passed.

Ron LaNasa, a resident of Washington Crossing, was present to ask the Planning Commission to give more thought and consideration to a vote for their approval of the Dunkin Donuts sign. Mr. LaNasa said that at the beginning of the Dunkin Donuts project they painted two facades on Taylorsville and 532 to begin to match the Dunkin Donuts pallets. Mr. LaNasa explained that the two facades are part of their global brand and he believes that this will create 2 free billboards once this sign application is approved. Mr. LaNasa is concerned that once this present owner leaves it could possibly become a

corporate store. Mr. LaNasa stated that any sign unless at eye level or 2 sq. ft. above the door could be a distraction to motorists.

**Circle K Sign Review (Formerly Cumberland Farms),  
1250-1 General Washington Memorial Blvd.**

Mike Low, District Manager of Circle K, was present resubmitting a new design for the Circle K Sign. Circle K changed the color and materials used to comply with the community. Ms. Pisauro made a motion to approve the Gold and Black sign since the sign meets all the requirements of the Ordinance. It was seconded by Mr. Latella. All were in favor and the motion passed.

**Current and New Business**

Ms. Pisauro introduced and congratulated Bud Baldwin as a new member of the Planning Commission Board.

Special Events Draft Ordinance from Mary Eberle  
Ms. Pisauro asked the Members to move this item to the next meeting.  
All were in agreement.

**Liaison Report Presented by Mary Ryan**

Ms. Ryan reported that the last Board of Supervisors Meeting was cancelled, however, at the prior meeting there were 2 major items of consideration. The first item was the purchase of open space from Natural Lands Trust. The Board of Supervisors agreed to purchase 24 acres of land on Street Road, known as the Diabase Farm. The other acreage of the land was persevered by Natural Lands Trust but the 24 acres on the frontage are not preserved so the Board of Supervisors voted to spend open space money to purchase the easements. The other major consideration was approving a \$5,000 expenditure for the Environmental Advisory Council to hire an expert to help them with grants for a riparian study.

**Adjournment**

Bud Baldwin made a motion to adjourn the meeting at 7:33 PM. It was seconded by Walt Wydro. All were in favor.

The Meeting was adjourned.

Submitted by: Debra McFadden

Approved: March 23, 2016