

Upper Makefield *Township*

Planning Commission Board Wednesday, October 26, 2016 Meeting Minutes

The October 26, 2016 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Ms. Karin Traina, at 7:00 p.m. In attendance were the following members of the Planning Commission: Vice Chair Ms. Kathleen Pisauro, Member Mr. Walt Wydro, and Member Mr. Phil Feig. Also in attendance were Township Solicitor Ms. Mary Eberle, Board of Supervisor Ms. Mary Ryan, and Planning and Zoning Director Mr. Dave Kuhns.

Public Comment: There was no Public Comment.

Approval of Minutes: Tabled: All Planning Commission members that were present at the September 28, 2016 meeting are not present.

Ordinances:

Solar Panels, Continued from September 28, 2016 Meeting:

Mary Eberle stated that the 4 acre minimum has been changed to 5 acres. Mary Ryan suggested that the term “structure” may be an issue after Phil Feig brought to everyone’s attention that Mary Eberle reminded the members that on page 2 under solar panels the word “structure” should be changed. Mary Eberle suggested on page 5, item (4) the word “structure” be changed to “building”. Karin Traina suggested that on page 6 B. the word structure be changed to solar energy system. Mary Eberle stated that there are 11 times the word structure is mentioned and that changes will be made to page 3,I., page 4, C.,1. and page 6, A.,B. Mr. Feig questioned the procedure for notification to neighbors for ground array systems only. Kathleen Pisauro stated that on page 3.,H. the word “option” should be changed to “opinion”. Ms. Eberle suggested that on page 3 item F. be moved under C. Dave Kuhns suggested that “due to the topography” be added to C. Walt Wydro suggested on page 2 §503.,1.,B.,4 to 10 acres be changed to 5 to 10 acres. Mr. Feig and Ms. Eberle confirmed that the neighbor notification will be in the form of Certified Mail/ Return Receipt. Mr. Feig confirmed that the Fire Marshall will review submitted plans for solar array systems. Karin Traina made a motion for approval of all the suggested changes. Kathleen Pisauro seconded the motion.

The Planning Commission voted 4-0 for approval.

The Draft Ordinance will now move forward to the Board of Supervisors for their review.

Top Soil:

Mary Ryan suggested adding “from the site” after the phrase “(10) inches” to page 1,C. Karin Traina suggested on page 1 D. be moved to A. Karin Traina expressed her concern that the returned soil be high in quality. Phil Feig suggested the Township have the right to use the top soil for Township property. Mary Eberle advised that this is not a right although could be a possibility doing a land development review. Mr. Wydro made a motion to approve the Draft Ordinance, Karin Traina seconded the motion.

The Planning Commission voted 4-0 for approval.

The Draft Ordinance will now move forward to the Board of Supervisors for their review.

Current and New Business:

Karin Trania discussed the Planning Commission calendar with the members and recommended to cancel both the November 23, 2016 and December 28, 2016 meetings and hold one Planning Commission meeting on December 7, 2016 at 7:00 P.M. Kathleen Pisauro seconded the recommendation.

Liaison Report: Presented by Mary Ryan

Ms. Ryan stated that the Board of Supervisors have just completed two budget workshops. Ms. Ryan explained that Chris Christie has rescinded the Reciprocity Tax between New Jersey and Pennsylvania which will affect our revenue in terms of Earned Income Tax because a person who lives in Pennsylvania and works in New Jersey will be able to apply for a credit against not only their state tax but their local municipal 1% tax and the loss of income is unknown. This year's budget has been a challenge. The approach that the Board of Supervisors are taking is to proceed with the budget as if nothing will happen but making sure to have plenty of cushion in case it does. There will be a 2 mill reduction in open space tax, a 1 mill increase to General Fund and fully fund the 5 Year Capital Account.

Adjournment

A motion was made to adjourn the meeting by Ms. Traina and was seconded by Ms. Pisauro. The meeting was adjourned at 8:04 P.M.
All were in favor.

Submitted by: Debra McFadden

Approved: February 22, 2017