

Upper Makefield *Township*

Planning Commission Board Wednesday, May 25, 2016 Meeting Minutes

The May 25, 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 Supervisor Liaison Mary Ryan and Township Consultants: Solicitor Ms. Mary Eberle, Engineer Mr. Larry Young, and Township Staff Ms. Cindy La Rue.

Public Comment:

There was no Public Comment.

Approval of Minutes:

Mr. Baldwin made a motion to approve the April 27, 2016 minutes, with corrections, seconded by Mr. Feig. Approved (6-0).

Mr. Baldwin made a motion to approve the May 5, 2016 minutes, with corrections, seconded by Ms. Traina. Approved (5-0) with Mr. Rubin abstaining.

ON- LOT DISPOSAL SYSTEM Ordinance Amendments, Mr. Mike McRee, CKS Engineers:

Mr. McRee, from CKS, the Township Consultants, and the Planning Commission members had an in depth discussion and full review of the proposed changes to the OLDS ordinance as part of the Act 537 Plan Update prepared by CKS Engineering dated February 10, 2016.

Mr. Baldwin made a motion to recommend the changes to the OLDS ordinance, subject to the following modifications:

1. "Hierarchy of Systems" does not apply to Dolington and Taylorsville areas.
2. Removal of item ten (10) on page fourteen (14), contingent upon the Pennsylvania Department of Environmental Protection regulations.
3. In the definition, cesspools are labeled illegal.

The motion was seconded by Ms. Pisauro.
Approved (6-0).

Land Development, Siligato Subdivision Plan, 1040 Taylorsville Rd:

Mr. Ed McAlister, Mr. Bill McNaney, and Mr. Ed Murphy, Esquire were in attendance as representatives for the "Siligato Subdivision Plan". The representatives offered a history of the preliminary/final subdivision plans to the Planning Commission Members.

Mr. Young submitted a review letter to the Township dated May 20, 2016. The Planning Commission discussed the review letter with the applicant.

Upper Makefield resident, Mr. Herb Hibbs, and an unnamed resident, shared their concerns regarding the

stormwater management of the created lots once developed. They were fearful of the flooding issues resulting on their property due to the proximity of the newly created and developed lots. Ms. Eberle stated, "That compliance of all stormwater management ordinances will be required for development approval".

Ms. Pisauro motioned to recommend preliminary/final approval subject to conditions set forth by Tri-State's letter dated May 20, 2016, subject to the provision of the driveway requirements and carpentry barn business and to grant Waivers listed as one (1), two (2), four (4), seven (7), eight (8), nine (9), ten (10), and eleven (11) in the Tri-State letter dated May 20, 2016. Seconded by Mr. Wydro.

Approved (6-0).

Solar Power Ordinance, continued from the April 27, 2016 Meeting:

This matter was tabled by the members of the Planning Commission until the Board of Supervisor's review.

Special Events Ordinance:

The Planning Commission members agreed that the Parks and Recreation Board and the Board of Supervisors would be better suited to review this ordinance. Members asked for direction by both groups before commenting.

Liaison Report: Presented by Mary Ryan:

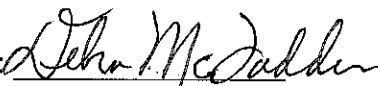
Ms. Ryan informed the Planning Commission Members of the completed speed reduction on Taylorsville Road, reducing the current forty-five (45) mph speed limit to thirty-five (35) mph.

Ms. Ryan stated the road improvement project was under budget and will allow expansion of or moving up of current projects.

Adjournment

Ms. Pisauro made a motion was made to adjourn the meeting. The motion was seconded by Mr. Rubin. All were in favor. (6-0).

The meeting was adjourned at 8:57 P.M.

Submitted by: 
Debra McFadden
5/26/2016

Approved: August 24, 2016