

**Planning Commission Board**  
**Wednesday, December 6, 2017 Meeting Minutes**

The December 6, 2017 public meeting of the Upper Makefield Township Planning Commission Board was called to order by Vice Chair Kathleen Pisauro at 7:12 p.m. In attendance were the following members of the Planning Commission: Vice Chair Kathleen Pisauro, Member Bud Baldwin, Member Phil Feig, and Member Ken Rubin. Also, in attendance were Township Solicitor Mary Eberle, Board of Supervisors Liaison Mary Ryan, Tri-State Engineer Wes Plasted, and Planning and Zoning Director Dave Kuhns.

**Public Comment:**

There was no public comment.

Ms. Pisauro welcomed a new Planning Commission Liaison from Planning and Zoning, Denise Burmester, and offered farewell to the Board of Supervisors Liaison Mary Ryan. Ms. Pisauro called for a moment of silence to remember Bruno Mercuri and all the good things he did for the Township as the Township Hydro Geologist.

**Approval of Minutes:**

A motion was made by Mr. Baldwin and was seconded by Mr. Rubin to approve the October 25, 2017 minutes subject to correcting the spelling of Phil Feig's name on Page 2 Section C, Paragraph 2. Motion carried by 4-0 vote.

**Land Development:**

**A. Anderson – Preliminary Subdivision Plan:**

Presented by Rob Cunningham from Holmes Cunningham Engineering on behalf of Martin and Ruby Anderson, the applicants for the proposed subdivision at 282 Aqueduct Road, the corner of Aqueduct and Taylorsville Road.

Mr. Cunningham referenced the review letter from Tri-State date November 21, 2017 and review letter from the Bucks County Planning Commission dated November 9, 2017.

The following waivers requested in section B of the Tri-State letter were reviewed and discussed for decision.

SALDO §315.C: In general, side lot lines shall be at right angles or radial to the street line. Planning Commission decision was deferred pending additional information from Mr. Cunningham regarding the relocation of the back-up septic system on Lot 3.

SALDO §316.H: Fills toeing out on natural slopes steeper than four horizontal to one vertical shall not be made, unless approved by the Township after receipt of a report deemed acceptable by the Township Engineer, and by a soil engineer certifying that he has investigated the property, made the soil test and that in his opinion such steeper slopes will safely support the proposed fill. Planning Commission to accept waiver if applicant provides a geotechnical report indicating soils can be stabilized and retaining wall structural drawings.

SALDO §404: States the requirements for the construction of streets, roads, lanes, driveways, and alleys. Planning Commission acceptance of waiver.

SALDO §409: Sidewalks shall be constructed on one side of all frontage streets and both sides of all other streets within the subdivision or land development unless, in the opinion of the Board of Supervisors with the advice of the Planning Commission, they are unnecessary for public safety and convenience.

Planning Commission acceptance of waiver.

SALDO §410: Curbs shall be provided along both sides of all streets.

Planning Commission acceptance of waiver.

SALDO §608: All applications for subdivision and/or land development which involve a proposed groundwater withdrawal of 1,000 gallons per day or more or on-site wastewater disposal of 1,000 gallons per day or more, or involve three or more lots, including existing lot(s), shall be required to submit a hydrogeological report.

Planning Commission denied; requesting applicant meet the existing ordinances.

SALDO §804.A(2)(a)[12]: The name of all owners of all immediately adjacent lands, the name of all proposed existing subdivision immediately adjacent, the locations and dimensions of any streets and/or right-of-way easements shown thereon, the locations and dimensions of all existing streets, roads, railroads, sewers or sewerage systems, aqueducts, water mains and feeder lines, fire hydrants, gas, electric and oil transmission lines, watercourses, buildings, sources of water supply and other significant features, within 500 feet of any part of the property proposed to be subdivided, and the location of tree masses within the property.

Planning Commission acceptance pending that the Township engineer is satisfied in their review.

SALDO §311.D: Requires residential driveways to be graded at a maximum slope of 8%.

Planning Commission denied waiver.

SALDO §324.2, §409, and §410: Requires street trees, road widening, sidewalks, and curbs to be constructed along fronting roads. SALDO §324.2: Requires street trees to be planted at 60 feet on center along all streets. SALDO §409: Requires sidewalks along all fronting streets. SALDO §410: Requires curbing along all streets.

Planning Commission acceptance, with the request that if trees are taken down, the applicant will calculate dollar amount and place the amount in the Tree Bank.

SALDO §413: Requires on-lot wells to be provided when public water is not available.

Planning Commission denied; requiring a Hydrogeologic Report and Water Quality Report.

SALDO §601: Requires preliminary and final plans to be separate submissions.

Planning Commission denied; requesting additional information.

Ms. Pisauro requested public comment on this subject. There was no public comment.

### **Zoning Matters:**

#### **B. Medical Marijuana Ordinance, JMZO:**

Review and discussion of VC-1 area availability for placement of medical marijuana facilities reviewing an updated map with the school identified in Washington Crossing and definitions of a school and day care provider.

Public questions and comments were taken from Guy Polhemus of Washington Crossing, PA. The Planning Commission and Ms. Eberle offered clarification on the number of permits that can be granted and the process for determining placement of medical marijuana dispensaries.

Planning Commission reviewed the preliminary draft of the ordinance with discussion and comment.

**Current and New Business:**

**Liaison Report:**

Mary Ryan thanked the Planning Commission for the opportunity to serve as Supervisor Liaison, and indicated that this would be the last Planning Commission meeting that she will be serving as Supervisor Liaison.

Ms. Ryan noted that the Board of Supervisors has advertised the budget with no tax increase for this year and have fully funded our five year capital plan. This budget will probably be passed at the next Board of Supervisors meeting on Tuesday, December 12, 2017.

There are two new Board of Supervisors members starting in January and it has not yet been determined who the new Planning Commission Liaison will be.

**Adjournment:**

A motion was made by Mr. Baldwin and was seconded by Mr. Feig to adjourn the meeting at 8:45 p.m. Motion carried by a unanimous vote.

Approved: January 23, 2018