

Planning Commission Board
Wednesday, July 25, 2018 Meeting Minutes

The July 28, 2018 public meeting of the Upper Makefield Township Planning Commission Board was called to order by Chair Karin Traina at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Karin Traina, Vice Chair Kathleen Pisauro, Member Bud Baldwin, Member Phil Feig. Also, in attendance was Planning and Zoning Administrative Assistant Denise Burmester.

Public Comment: No public comment presented.

Confirmation of a Quorum, Chair Karin Traina : Karin Traina confirmed a quorum is present for this meeting.

Approval of Minutes:

Chair, Ms. Traina tabled this item until the next Planning Commission meeting because she had to abstain due to her absence at the meeting. Without Ms. Traina's vote quorum was not achieved.

Land Development:

A. Anderson Subdivision – 282 Aqueduct Road – Planning Module :

Mr. Baldwin made a motion stating that after reading the letter from the Township Hydrogeologist dated April 17, 2018 where he found everything to be in order and that there are two conditions the application must satisfy. 1) The applicant must obtain Upper Makefield Township Planning Commission Review Comments concerning the Sewage Facilities Planning Module submission, which should be included as part of the overall Planning Module Submission "package". 2) The application should submit the Planning Module review fee noted within Section L of the Component 1 of the Planning Module submission to the Township. Motion to approve the Anderson tract on 282 Aqueduct Road for the Sewage Facilities Planning Module. Mr. Feig offered a second. The motion carried with a unanimous vote.

Zoning Matters:

A. Medical Marijuana, JMZO:

Ms. Traina opened with a reading of a statement from the Township Solicitor.

Planning Commission discussion included the following points:

- The Planning Commission had reviewed the conditions of the ordinance in several meetings and there were no noted changes in the language.
- Clarification on the VC-1 in Section I; confirming that VC-1 is only located in Upper Makefield.
- Upper Makefield can only have Medical Marijuana Dispensaries, requiring a prescription to obtain the marijuana.
- Upper Makefield Planning Commission recommends the dispensary location be limited to the VC-1 district on Taylorsville Road north of Route 532 only. Dispensaries must be located on a lot size of one acre or larger with a stand-alone dwelling.

- Parking requirements must follow business parking regulations.

Mr. Baldwin made a motion to pass this along to the Board of Supervisors with the recommendation that the Board of Supervisors to act on the ordinance and take public comment. Ms. Pisauro offered a second. The motion carried with a unanimous vote.

Liaison Report:

Dr. Ford had no report.

Public Comment: No public comment presented.

Adjournment:

A motion was made by Ms. Pisauro to adjourn the meeting and was seconded by Mr. Baldwin. Motion carried by a unanimous vote. The meeting adjourned at 7:05 p.m.

Approved: August 22, 2018