

**Planning Commission Board**  
**Wednesday, October 24, 2018 Meeting Minutes**

The October 24, 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 Phil Feig, Member Ken Rubin, and Member Walt Wydro. Also, in attendance were Township Solicitor represented by Coby Grim, Township Engineer Larry Young, and Planning and Zoning Director Dave Kuhns.

**Public Comment:** No public comment presented.

**Confirmation of a Quorum, Vice Chair Kathleen Pisauro:** Karin Traina confirmed quorum.

**Approval of Minutes:**

- A. **August 22, 2018:** Mr. Feig noted that on page 3, last paragraph his name was misspelled. A motion was made by Ms. Pisauro precluded on correction and was seconded by Mr. Feig to approve the August 22, 2018 minutes. The motion carried with a 4 to 0 vote, 1 abstain by Ms. Traina.

**Land Development:**

**A. Costello - 1087 Taylorsville Road – *Request for Land Development Waiver:***

The following were present representing Dr. Costello at 1087 Taylorsville Road:

- Mr. Ed Murphy, Attorney with Wisler Pearlstine, LLP.
- Mr. Cory Angelini, Brother-in-law and Office Manager of Dr. Costello.

Mr. Murphy represented Dr. Costello and his wife and the subject property at 1087 Taylorsville Road. The property is improved with a commercial structure with an upper level and lower level. The square footage of the building will remain unchanged with a conversion to a dental office on the upper level and a medical compliment on the lower level. A tenant has not yet been found for the lower level.

Mr. Murphy presented a plan to make two changes to the property as recommended by the Township Engineer and agreed to by Mr. Costello. A change to widen the driveway from 9 foot width to 24 foot width and widen the isle at the top of the property to allow for two way traffic turning around at the top and going down the driveway, and a change to install stormwater management improvements at the bottom of the driveway, adjacent to Taylorsville Road.

The Township Engineer's letter dated October 8, 2018 was presented by Mr. Young noting the letter is recommending a waiver of the Land Development. This project would be defined as Land Development, but since the building is not being expanded the Township Engineer is recommending a waiver of the Land Development process. Adherence to the requirements of the Land Development Ordinance would be required, except where a waiver is requested. Mr. Murphy noted that all waivers would be documented in a letter prior to the meeting with the Board of Supervisors. Mr. Murphy requested that they are granted a recommendation to move forward on the changes as recommended by the Township Engineer.

Planning Commission discussion included the following topics:

- Resurfacing of the driveway vs patching the driveway. The driveway will be resurfaced.
- Retaining wall requirements due to slope.
- Summarized improvements:
  - Existing Driveway changed from one way to two way traffic.
  - Addition of parking spaces.
  - Stormwater Management required due to the increased impervious space of the parking lot expansion and the driveway width.
  - Addition of a retaining wall.
- The changes proposed will be submitted to Planning and Zoning as a zoning and grading permit application which will engage the Township Engineer for reviews.
- Additional waivers will be requested for curbing, widening of Taylorsville Road, sidewalks and lighting of the parking lot with low level lighting.
- Number of employees.
- Prior uses of the property.

Ms. Traina made a motion to recommend to the Board of Supervisors that a waiver of the Land Development process be granted based on the limited scope of the changes to the property, and given that the applicant agrees to the improvements listed in Township Engineers letter of October 8, 2018, and in addition add waivers for curbing, sidewalks, widening of the road, and that lighting and grading details for the retaining wall and the driveway will be subject to review as part of the permit process and professional services agreements are in place for consulting and administrative fees. Ms. Pisauro offered a second to the motion. The motion carried with a unanimous vote.

**B. AV Co./Colonial Farms – *Final Plan Conditions Amendment:***

The following were present representing AV Co./Colonial Farms:

- Mr. Eric Clase, P.E., Gilmore & Associates, Inc.
- Nick Angelakis, with A&V Co./Colonial Farms

Mr. Clase gave a brief history of the case and the recent visit to the Planning Commission for minor additions. Discussion turned to Item 9 of the Grim, Biehn & Thatcher letter dated August 17, 2018. Mr. Clase clarified that the relocated bathrooms will be needed for customers. The clarification and agreement that bathrooms can be used by customers is what Mr. Clase is seeking from the Planning Commission this evening, correcting the condition in the amendment.

A motion was made by Mr. Rubin and was seconded by Mr. Feig to recommend the approval of the amendment. Motion was carried by a unanimous vote.

**C. Lupica – 800 Eagle Road., Lot 6 Yates Subdivision - *Planning Module:***

Mr. Kuhns presented the Planning Module for the Lupica resident at 800 Eagle Road, Lot 6 of the Yates Subdivision. Mr. Kuhns explained that the sewer system planned for the property is considered a community system because there are multiple buildings utilizing the single sewer system.

Planning Commission discussion included the following topics:

- How does the Township ensure that the buildings are used for their intended purpose? Mr. Kuhns note that the Township ordinance requires that accessory apartments can only be used for relatives or servants, and that it can be difficult to regulate.
- Review of the Planning Module reviews and approval process.

A motion was made by Mr. Rubin and was seconded by Ms. Traina to recommend the approval of the planning module with demonstration by the homeowner that the use of the guest house is compliant with Township ordinance. Motion was carried by a unanimous vote.

**New Business:**

**A. Holiday Meeting Schedule:**

The Planning Commission meeting schedule was amended to cancel the December meeting.

**Liaison Report:**

Dr. Ford was not present. No liaison report provided.

**Public Comment:** No public comment presented.

**Adjournment:**

A motion was made by Ms. Pisauro to adjourn the meeting and was seconded by Ms. Traina. Motion carried by a unanimous vote. The meeting adjourned at 7:48 p.m.

Approved: November 28, 2018