

**Planning Commission Board**  
**Wednesday, January 23, 2019 Meeting Minutes**

The January 23, 2019 public meeting of the Upper Makefield Township Planning Commission Board was called to order by Vice Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Vice Chair Kathleen Pisauro, Member Bud Baldwin, Member Phil Feig, Member Ken Rubin, and Member Walt Wydro. Also, in attendance were Board of Supervisors Liaison Dr. Ed Ford and Zoning Director Dave Kuhns.

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

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

**2019 Planning Commission Reorganization:** A motion was made by Mr. Baldwin to nominate the same Planning Commission leadership as 2018 with Ms. Traina as Chair and Ms. Pisauro as Vice Chair. The motion was seconded by Mr. Feig. The motion carried with an unanimous vote.

**Approval of Minutes:**

- A. November 28, 2018:** A motion was made by Mr. Feig to approve the November 28, 2018 minutes with no comment. The motion was seconded by Mr. Wydro. The motion carried with a 3-0 vote. Mr. Baldwin abstained.

**Zoning:**

**A. Bonnet – 1086 Taylorsville Road – Physician’s Office – *Sign Review:***

Mr. Luke Gaseor, sign fabricator, represented Dr. Bonnet at 1086 Taylorsville Road.

Planning Commission reviewed the application and pictures of the sign, with the following discussion topics:

- Compliance with zoning regulations for Washington Crossing Overlay to include:
  - Font
  - Size of Sign
  - This sign is replacement of a sign that was destroyed in an automobile accident.
  - Construction of the sign holder is iron and cooper.
  - Location of the sign is the same location as previous sign.
  - Color.

A motion was made by Mr. Baldwin to approve the sign application for Dr. Bonnet at 1086 Taylorsville Road. The motion was seconded by Ms. Pisauro. The motion carried with an unanimous vote.

**B. G2 – 1116 Taylorsville Road – Computer Sales – *Sign Review:***

Planning Commission reviewed the application and pictures of the sign, with the following discussion topics regarding compliance with the zoning regulations for Washington Crossing Overlay:

- Number of business in location and that it was a shared with other businesses. As such all tenants must share a single sign structure. Unknown if the other business has a sign on the property. Can a sign be on the building for one business and freestanding for the second business? The Zoning Officer will need to review code to make that determination.

- Final signs were added by the business owner for compliance.
- Color.
- Number of Colors.
- Style.
- Current sign on the property.
- Size.

A motion was made by Ms. Pisauro to approve the application with the following three conditions:

1. The color red is in compliance with the red color for the Washington Crossing Overlay requirements.
2. The 'G' is changed to white to stay within the two color requirement for the Washington Crossing Overlay.
3. Compliance with zoning regulations regarding the number of signs for multiple businesses on a single property.

The motion was seconded by Mr. Baldwin. The motion was denied with a 3 to 2 vote.

A motion was made by Mr. Rubin to table the decision until next meeting to allow the Zoning Director time to review compliance with the sign regulations for multiple businesses. The motion was seconded by Mr. Baldwin. The motion was approved with a 4 to 1 vote.

### **Discussion Items:**

#### **A. 2019 Planning Commission Annual Report:**

A motion was made by Mr. Rubin to approve the Annual Report. The motion was seconded by Mr. Feig. The motion carried with an unanimous vote.

### **Liaison Report:**

Dr. Ford reported the following:

- Board of Supervisors (BOS) is currently sitting in extended hearings on the Melsky Tract.
- BOS is looking into an Ordinance to prevent dumping into the Delaware Canal. Bud Baldwin noted that the Environmental Action Committee (EAC) had made the recommendation some time ago to the BOS for an Ordinance against Canal Dumping, but the Ordinance was not accepted at that time. Mr. Kuhns noted that the Township Solicitor was currently researching this Ordinance. Mr. Ford noted that the request for an Ordinance will be sent to the EAC for a recommendation.
- Thanked Planning Commission Members for their service.

**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 7:15 p.m.

Approved: February 27, 2019