

Planning Commission Board
Wednesday, April 24, 2019 Meeting Minutes

The April 24, 2019 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, Member Jack Wiseman, and Member Bud Baldwin. Also, in attendance were Township Solicitor Mary Eberle, Township Engineer Larry Young, and Zoning Director Dave Kuhns.

Confirmation of a Quorum, Chair Karin Traina: Karin Traina confirmed a quorum.

Approval of Minutes:

- A. March 27, 2019:** Mr. Wiseman noted that under Public Comment the word “application” is missing the letter “i”. Ms. Traina made a motion to approve the minutes. Ms. Pisauro seconded. The motion carried with a unanimous vote.

Land Development:

A. Patel, 371 Stoneybrook Rd., Conditional Use and Land Development Applications:

Kris Reiss, P.E. presented for Mr. Patel.

Mr. Reiss gave an overview of the project including the construction of one single family home and a long driveway serving the home from Stoneybrook Rd. Further observations were made:

- All of the old accessory buildings have been removed.
- The proposed driveway will use existing internal farm lanes.
- The actual impervious coverage will decrease after the old foundations are removed.
- Mr. Patel’s property consists of a 40 acre vacant parcel on the south side of Stoneybrook Road and a larger parcel on the north side area. Within the larger parcel around the existing home and former accessory buildings there is 10 acre area exempt from the conservation easement. .

The Planning Commission raised questions concerning the conservation easement on the property. Ms. Eberle stated that two homes are allowed to be constructed in the exempt area. Mr. Baldwin confirmed the property is limited to either the 40 acre parcel or the larger parcel outside the exempt area. Ms. Traina confirmed that the existing home will remain. Ms. Pisauro started a discussion about who the existing home can be rented to. Ms. Eberle advised that the easement does not cover this, although the owner must comply with the Joint Municipal Zoning Ordinance.

Mr. Reiss stated that he will be revising and resubmitting the Land Development Plan. Regarding the conditional use application, Mr. Young advised that the new driveway will cross riparian buffers (Jericho Creek). Mr. Baldwin mentioned that a previous hurricane split the creek in two separate channels on the property. The new driveway bridge will be located at a narrow point of the creek. Further Planning Commission discussion included minimizing the environmental impact of the project. Ms. Eberle advised that the applicant should demonstrate that there is no other way to serve the dwelling and why this location for the driveway is needed. She also mentioned that the placement of the home cannot adversely affect agricultural practices. Mr. Patel stated there is no farming near the proposed home location. Mr. Reiss described the new bridge as a pre-cast concrete structure - 10 feet wide by 48 feet long. Ms. Eberle asked Mr. Reiss for confirmation from Bucks County Representative, Richard Harvey,

that the County is approving the location of the bridge and that this confirmation be made available to the Board of Supervisors. Mr. Baldwin offered his opinion that this proposal is doing the right thing and it will fit the area.

A motion was made by Ms. Pisauro to recommend approval of the Conditional Use Application.

Motion seconded by Mr. Baldwin.

The motion carried with a unanimous vote.

B. 485 Brownsburg Rd. West, Planning Module:

This Planning Module is required relating to the recently approved three lot subdivision at the intersection of Brownsburg Road West and Pineville Road. Mr. Kuhns presented the Planning Module and asked that the Planning Commission make a recommendation to forward it to the Board of Supervisors for their review.

A motion was made by Mr. Baldwin to recommend approval.

Motion seconded by Mr. Wiseman.

The motion carried with a unanimous vote.

Liaison Report:

Dr. Ford requested that the Patel application be reviewed by the Environmental Advisory Council and gave a brief description of how the cell tower arrived at the Patel property. He also announced that the Melsky litigation is continuing and will possibly include two more hearing dates.

Discussion Items:

A. Accessory Apartment Revisions:

Ms. Traina offered her opinion relating to accessory apartments and how the Township can more efficiently insure compliance with the Joint Municipal Zoning Ordinance. After further discussion, Dr. Ford requested that Ms. Eberle prepare an amended draft ordinance for review.

B. Sign Ordinance Revisions:

The Planning Commission discussed the sign overlay guidelines, types of signs, and placement. This discussion will be continued.

Public Comment: No public comment presented.

Adjournment:

A motion was made by Ms. Pisauro to adjourn the meeting and was seconded by Mr. Rubin. Motion carried by a unanimous vote. The meeting adjourned at 8:20 p.m.

Approved: June 26, 2019