

**Planning Commission Board**  
**Wednesday, September 25, 2019 Meeting Minutes**

The September 25, 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 Bud Baldwin, Member Walt Wydro, Member Jack Wiseman, Member Phil Feig, and Member Ken Rubin. Also, in attendance were Township Solicitor Mary Eberle, Township Engineer Larry Young, and Zoning Director Dave Kuhns.

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

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

**Approval of Minutes:**

- A. **August 28, 2019:** Mr. Wiseman requested that on page 4 of 4, the vote be changed from unanimous to 5 yea, 1 no. Mr. Feig made a motion to approve the minutes with the revision per Mr. Wiseman's comment. Mr. Rubin seconded. Mr. Baldwin abstained.

**Land Development:**

A. **Geopedior Preliminary Subdivision Plan, Brownsburg Road East:**

The following were present representing the Geopedior property:

- Edward Murphy, Esquire
- Robert Downs, Spartan Group
- Jeff Wert, P.E.

Mr. Murphy gave an overview of the Brownsburg Estates Master Plan which was approved in 1994. The subject parcel is ten acres on the south side of Brownsburg Road East in the Conservation Management Zoning District. The Master Plan received preliminary approval. The result of that approval included 11 phases of development including the golf course on 218 acres, Brownsburg Park, Orchards Development, and Phase 11 - which is the subject parcel and the last phase to be completed. Mr. Baldwin added that he was a Supervisor in 1994 and that the plan review lasted three years. Mr. Wert displayed the plan depicting five lots, entrance road, and storm water management system. The road serving the lots will remain private and the Homeowners Association will be responsible to maintain the road and storm water system ponds. Ms. Pisauro asked what the depth of water would be in the ponds. Mr. Wert explained that there would normally be three to nine inches of water most of the time and that during a storm event there could be a maximum of 2½ feet. Ms. Eberle confirmed that preliminary approval was received in 1994. Discussion followed concerning:

- Tree replacement and woodland protection. Mr. Murphy stated that he will need to discuss this issue with his client.
- Setback lines
- Easements
- Waiver for basin fencing. Mr. Feig expressed his concern over safety and the water levels in the basins. It was determined that the basins are far enough away from the homes.
- No fees will be required for the Park and Recreation, Emergency Services, or General Funds.

- The Applicant will comply with the requirement for street names to be approved by the Township. Mr. Baldwin requested that former Supervisor Rose Marie Sauter's name be used.
- Street lights will not be installed.
- Monuments will be installed delineating the lot boundaries.
- Belgian Block curbing will be installed and it will be the responsibility of the HOA to maintain.
- An on-lot sewage system Planning Module will be submitted.
- The Fire Marshal shall review the necessity for a permanent firefighting hydrant system.
- A Hydrogeologic Report will be provided.
- Ms. Eberle stated that the wooded lot / replacement trees matter remains outstanding. Mr. Murphy asked to take this matter to the Board of Supervisors.

A Motion was made by Ms. Traina that the Planning Commission has reviewed the plans and recommends approval noting that there are open issues with respect to the determination of the lots as woodland and to how / whether the applicant needs to comply with tree replacement and that the Hydrogeological Report will need to be completed and meet the necessary criteria review. When it comes to the requested waivers, the Applicant has indicated will comply on all items and that the Planning Commission will grant a waiver on C8 (fencing around detention basin), C12 (street lights), C13, and C14, all provided that the HOA will be in place and this will be a private street. Items 16 and 17 will require approval by the Fire Marshal.

The Motion seconded by Mr. Wiseman.

Mr. Greg Ott, from 6 Rossiter, commented on the possibility of the Township purchasing the property rather than develop it. He also suggested that the adjacent pond should be annexed to Brownsburg Park. Mr. Ruben suggested that the Township is tied to the 1994 preliminary plan approval.

The Motion carried with a unanimous vote.

**B. Sol Feinstone School Land Development Sketch Plan, 1090 Eagle Road:**

The following were present representing Sol Feinstone School, 1090 Eagle Road:

- Michael Carr, Esquire
- Douglass Taylor, AIA, Council Rock Operations

Mr. Carr gave an overview of the proposed school additions, renovations, and traffic circulation improvements. The original building was built in 1950. Additions and renovations were added in the 1980s. The proposed plan will fully renovate the building including a fire suppression system, septic system, HVAC system, and upgrading lighting to LED fixtures. Five new classrooms are proposed. The total project will begin in 2020 and should be completed by 2023. The work will be phased and will be done while school is in session and during the summer months. Discussion continued, including the following:

- The need to separate bus traffic lanes from cars.
- The current fuel oil tank will be removed and the fuel source will be changed to propane.
- School staff will hold public meetings at the school to discuss this process with parents, students, and the public.

- The school is used by residents to vote on Election Day. It is anticipated that the 2020 election will not be interfered with by the construction although there may be some interference for any elections held during 2021 to 2023.
- One of the baseball fields will not be able to be salvaged due to the site improvements.

Mr. Young asked about the student population increasing up to 950 students and stated that a higher number of students will have to be addressed in a Zoning Hearing Board Variance Request due to the present lot size not conforming. Mr. Carr explained that they will be seeking zoning relief including parking area setbacks and the nonconforming lot. Conditional Use approval will not be required. Ms. Traina asked about environmental elements of the building renovations. All systems and appliances will be upgraded to higher efficiency although a green roof and solar panel are not proposed. Fire Chief Tim Brewer made a request that the Township insure adequate access to the site and if the building will have a fire suppression sprinkler system.

The Applicant will submit a formal preliminary land development plan for review at the next Planning Commission Meeting on December 5, 2019.

#### **Discussion Items:**

##### **A. Holiday Meeting Schedule**

Decision made to cancel the November 27, 2019 and December 25, 2019 Planning Commission meetings and instead hold a combination meeting on Thursday, December 5, 2019.

#### **Liaison Report:**

Dr. Ford made the following comments:

- Melsky discussions have concluded in a denial of their plan, upholding the previous 2016 Board Decision.
- Mr. Baldwin's suggestion of naming drive after someone responsible for benefitting the Township is a good idea and moving forward, the Planning Commission should insist that developers name streets, etc. after some famous person or occurrence from the area.
- All trees planted should be PA native species. Too many trees have been lost (ash, etc.). Foreign trees not needed here however a variety of trees is necessary.
- Are the residents allowed to get copies of letters before public discussion? Ms. Eberle explained that pre-decisional items like minutes, memos, etc. are not public documents until after discussion however other letters, for example from Mr. Young (Engineering) to Mr. Kuhns, are public documents and subject to release prior to meetings. Resident, Mr. Ott should be contacted and advised.

#### **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 9:16 p.m.

Approved: December 5, 2019