

Planning Commission
Wednesday, December 5, 2019 Meeting Minutes

The December 5, 2019 public meeting of the Upper Makefield Township Planning Commission 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, and Member Phil Feig. Also, in attendance were Township Solicitor William Oetinger, Township Engineer Larry Young, and Zoning Director Dave Kuhns.

Public Comment: No public comment presented.

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

Approval of Minutes:

- A. September 25, 2019:** Ms. Pisauro made a motion to approve the minutes with no changes. Mr. Baldwin seconded. Motion carried by a unanimous vote.

Land Development:

A. Sol Feinstone School, Preliminary Land Development Plan, 1090 Eagle Road:

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

- Michael Carr, Esquire
- Terry DeGroot, Engineer , Terraform Engineering
- David Schrader, Architect

Mr. Carr noted that they are returning to the Planning Commission to address the engineering review responses and request Preliminary/Final Plan approval if the Planning Commission is ready to move to a Final approval. The Planning Commission members waived an overview since this was received at the last Planning Commission meeting.

Planning Commission discussion turned to the retention of the current access road at the North side of the property. Mr. Carr noted that keeping the road opened but barricaded would not be permissible to PenDot due to sight distances. If PenDot does approve the entrance the plan would be to chain the entrance and make it look less like an entrance with pavers. Planning Commission members noted a green street may be a better alternative, with grass in the access route and bollards with Mr. Baldwin proposing and Ms. Pisauro seconding.

Mr. DeGroot explained that the current north entrance is proposed for closure due to PenDot's concerns with site clearance. The closure of the northbound was considered with the redesign of the access points. The plan is to chain the access points used for bussing when not in use by the busses, pushing traffic to the other access points. This is planned in part due to PenDot's response to minimize the number of access points and eliminate the north access driveway. Mr. DeGroot noted he can talk to PenDot about the Fire Access concerns. Mr. DeGroot noted that he had talked to the Mr. Kernan, the Township Fire Marshal, about the access and Mr. Kernan expressed less of an urgency for the north access point.

Planning Commission ask additional questions regarding the traffic pattern for buses. Mr. DeGroot explained bussing would require approximately a 15 minute window in the morning and in the afternoon. There is also a Kindergarten bus in middle of day.

Planning Commission followed up on the Fire Marshal's concerns regarding sprinklers in building. Mr. DeGroot noted that a sprinkler system is planned and the mechanical designer will set up a meeting with the Fire Marshal to discuss the sprinkler in detail.

Planning Commission asked if there was any feedback from the parents or others who currently drop off students. Mr. DeGroot noted that the new plan will keep the bussing and drop off traffic flows separate.

Mr. DeGroot also noted that the plan had been marked to indicate a staged approach for the new gym, but this plan has been changed to do the gym renovation along with the other renovations.

Planning Commission requested a quick update on changes to the plans from when they presented last time. Mr. Schrader walked through the plans with the following highlights:

- Kitchen will be doubled to improve food service.
- Main/Secure entry point will be through the secure vestibule and main office. This entry correlates with the Site plan to the busing, this entry is only open when the buses are dropping off and picking up, otherwise the entrance is closed. All access points will be made ADA accessible and will have a ramp into the building.
- Reconfiguration of classrooms of wing of Gymnasium, shifting walls to expand small classrooms.
- Second story will be expanded to allow continuous pathway around the building for the students.
- The new additions are kitchen with bus area and the second story addition. The stage area addition is no longer in the plan.

Planning Commission asked how students exit when there is a fire drill. Mr. Schrader explained the students exit the closest exit. Just the art and music classes would be the classes that may exit to the front parking, but this has not been decided.

Planning Commission asked for response to the Bucks County request for trees in the plan.

Ms. Pisauro recommended that the electrical service that currently is delivered via wires on electrical poles should be replaced with below ground electrical service.

Planning Commission requested if we go through the Township Engineer's recommendation letter with the following notes.

- A zoning hearing board application will be needed requesting variance for calculation of the minimum lot area for number of students, setbacks for canopy, additional parking spaces and buffering/fence for parking lot. Any further approval waivers or concessions will be contingent on the Zoning Hearing Board's approval on the variances.
- Fencing is a concern to design to ensure the space is open and visible for student security.
 - Public Comment from Dawn Patterson of 1098 Eagle Road confirmed that the fence between the properties was her fence. Her preference would be a fence, the

cement that currently exists has degraded and parking does encroach onto her property and would want to ensure parking does not come against her property.

- Request for a waiver for curbs and grade at the edge of the driveway. Further discussion will take place with PenDot and Township Engineer.
- A blanket Easement noted on a record plan will be added.
- Basin fences may be a waiver request, but Township Engineer and Planning Commission expressed safety concerns. Applicant noted that they would comply with the Township decision on the fencing. An underground basin would be safer, but are more expensive and take up more space. The additional cost would be hundreds of thousands of dollars. Applicant agreed to put of split rail with chicken wire behind it.
- Tree requirements request 102 trees, which will be expensive. Currently proposing 102 trees calibrated at 2 ½ to 3 inch, which is less than current required calibrated trees. The request was to eliminate the number of trees requested. The Planning Commission recognized that this is the school district where costs are tax dollars, but do feel trees are important. Recommendations from planning commission members is to reduce the tree requirement including smaller caliber trees, leave area as a no mow zone, adjusting the species, keeping density where the area is wet and has a lot of drainage and reducing the number of trees by 50%.
- Preliminary vs Final plan. Planning Commission may consider a Final if the Zoning Hearing Board grants the variances.
- Applicant will request a waiver for the Environment Impact Assessment.
- Applicant will request a partial waiver for off site information, but will provide the 500 feet outside the property line information the Township Engineer requests.
- Well and Septic will comply to requirements and include replacement of grease traps for the higher volume. Applicant noted that water saving fixtures will keep use constant with current use even with more students. The Township Hydrogeologist will be engaged in the building code review.
- Stormwater Operations and Maintenance agreement will be prepared and applicant agrees to sign.
- Applicant is developing phasing plans for the project and those will be provided to the Township.
- Applicant agreed that asbestos will be removed while students are not in the building with environmental oversight for this removal.
- The Applicant plans to get the project started prior to receiving a PenDot approval. Recommendation that the applicant will need to review with the Township Solicitor with an agreement to move forward without PenDot approval.

Public Comment: Tim Thomas, resident: Concerned with capacity for events. Observations are that there is not enough space for school wide events and not enough seating and many people are standing for events. Parking too is an issue for events, but recognized that additional parking spaces are planned. Resident further inquired on the status of the sport fields.

The Applicant explained that the stage was removed from the plan due to staffing concerns and the ability to schedule student class activities.

The Applicant also explained the plans for the sport fields and that the two back fields would not be changed. The existing baseball field that will be removed will be replaced with a general-purpose field.

Ms. Traina made a motion to recommend the granting of Preliminary/Final approval contingent on the Zoning Hearing Board granting variances specified in section B.1, 2, 5, 7 and 8 of the Township Engineering review letter dated November 27, 2019:

- With respect to item B.2, the recommendation is the retention of the existing driveway at the north side for fire access and the granting of a waiver for the six additional parking space that would be eliminated with this access retention.
- With respect to item B.5, a partial waiver is recommended regarding buffering with the exception of the north side of the property where a fence will be in place for buffering to the neighbor's property.

With a contingency of the Zoning Hearing Board granting the variances, we recommend granting the waivers as follows,

- B.11 which relates to curbing,
- B.12 and B.13 with respect to the grading,
- B.15 will comply with a note on the plan regarding a blanket easement and updated plan provided,
- B.16 compliance will include a split rail fence with chicken wire behind the fence,
- B.18 consider reducing the requirement of the trees by half and reducing the size of the trees ensuring the applicant considers the species per the Bucks County Planning Commission letter and we would consider waiving the tree replacement fee because it is a public school,
- B.20 regarding sidewalks and curbs because there are no existing sidewalks and curbs in the area,
- B.21 and pending all permits being in place start work prior to PenDot approval if there is discussion and agreement between the Township Solicitor and Applicant,
- B.22 regarding Environmental Impact Study,
- B.26 partial waiver with the Applicant meeting the requirements of the Township Engineer,
- B.27, 28, 29 the applicant is to request review approval from the Township Hydrogeologist,
- Submission to the Township a phasing plan for the project.

Mr. Wydro made the motion for the Preliminary/Final approval pending all 'Will Complies', contingencies and recommendations noted above. Ms. Pisauro seconded the motion. Motion carried by a unanimous vote.

Ms. Traina amended the motion to include compliance with the Bucks County Planning Commission letter dated December 4, 2019 with items not already addressed. Ms. Pisauro seconded the motion. Motion carried by a unanimous vote.

Mr. Baldwin made a motion that the Board of Supervisors not oppose the variances requested by the applicant to the Zoning Hearing Board. Ms. Pisauro seconded the motion. Motion carried by a unanimous vote.

Liaison Report:

Dr. Ford was not in attendance.

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 8:33 p.m.

Approved: January 22, 2020