

**Planning Commission**  
**Wednesday, April 28, 2021 Meeting Minutes**

The April 28, 2021 virtual public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:00 p.m. In attendance were the following members of the Planning Commission: Chair Kathleen Pisauro, Vice Chair Phil Feig, Member Bud Baldwin, Member Harry Barfoot, Member Ken Rubin, and Member Jack Wiseman. Also in attendance were Resident Scott Wolfinger, Zoning Director Dave Kuhns and Zoning Administrative Assistant Denise Burmester.

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

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

**Approval of Minutes:**

**A. March 24, 2021:**

Mr. Wiseman made a motion to approve the minutes of March 24, 2021 with amendments as stated. Mr. Rubin seconded the motion. The motion carried by a unanimous vote.

**Discussion Items:**

**I. Land Development**

**A. White Final Subdivision Plan:**

Ms. Pisauro announced that the applicant had requested that they be removed from the agenda.

Members discussed the policy that all applicant documentation must be submitted 30 days prior to the meeting date to be included in the agenda. There was discussion that Township reviews should also be required prior to the meeting to allow applicant time to see and respond prior to the meeting. The members requested follow-up with the Township Solicitor to clarify if a policy change is required.

The Pennsylvania MPC requires a decision for Land Development applications within 90 days of acceptance of the application unless the applicant grants an extension.

**B. Wolfinger Sewage Facilities Planning Module, Wrightstown Road:**

Mr. Kuhns presented the Wolfinger Planning Module as it pertains to the Wolfinger Subdivision that was approved last year. The Planning Module is for the DEP requirement for the sewage facilities for the three (3) lot subdivision of two new lots and one lot with an existing home. The Township Sewer and Water Engineer has reviewed per the letter presented to the members.

The Planning Commission discussed the following:

- Clarification that the 2 new lots will have drip irrigation systems. Mr. Wolfinger clarified that one of the new lots will have a micro drip system, the other new lot will have a sand mound system, and the existing lot system is a sand mound.

- The report notes that if the existing system on the first lot failed, that a micro drip would be installed. Mr. Wolfinger clarified that the existing lot's septic system is only 5 years old and failure is not imminent.
- The gallons per day usage noted in the report was reviewed for each of the lots with 400 GPD usage for each of the lots. Mr. Wolfinger stated there are no plans to increase the Gallons per day usage on the existing lot, and no change in the number of bedrooms for the existing dwelling.
- Sewage approvals with Bucks County Department of Health were reviewed.

A motion was made by Ms. PISAURO to approve the Planning Module for the Wolfinger Subdivision. Mr. RUBIN seconded the motion. The motion carried by a unanimous vote by show of hands.

**Liaison Report:**

No report.

**Adjournment:**

A motion was made by Mr. Wiseman to adjourn the meeting and was seconded by Mr. Barfoot. Motion carried by a unanimous vote. The meeting adjourned at 7:21 p.m.

**Approved:** July 28, 2021