

Planning Commission
Wednesday, September 22, 2021 Meeting Minutes

The September 22, 2021 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 and Member Harry Barfoot. Also in attendance were Richard Zaveta, Edward Murphy, Chirag Thakkar, Howard Nenner, Board of Supervisor Liaison Karin Traina, Township Solicitor William Oettinger, and Assistant Zoning Officer Denise Burmester.

Public Comment: No public comment.

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

Approval of Minutes:

A. August 25, 2021:

Minutes were not available for review but will be available for approval for the next Planning Commission meeting.

Discussion Items:

I. Land Development

A. Taylorsville Road Lot Line Change:

Mr. Murphy and Richard Zaveta presented the application. Mr. Murphy provided history of the property. Forty-one (41) years ago a plan was approved for three lots on the west side of Taylorsville Road, with initial acreage a little over 15 acres that was divided into three (3) separate tax parcels. The property owner, Richard Zaveta, would like to reduce the number of lots from 3 to 2 lots. The three lots consists of a single 10-acre lot and two, 2.5 acre lots. The new lot sizes are one 8-acre lot and 6.4-acre lot, removing the Right-of-Way from the lot size calculations.

Mr. Murphy noted they had received the Township Engineer's letter dated September 16, 2021 and Mr. Murphy noted that they would move forward with the waivers noted in item 5. Mr. Young noted there was no objection to the waivers.

Members had the following questions and comments:

- Item #10 compliance was questioned with respect to the loss of preferential tax treatment for properties over ten acres. Mr. Murphy replied that this was already handled. The applicant had met with the Board of Assessments reviewing the covenant Act 319 which may trigger a breach. The property owner is aware of the breach and the rollback taxes will be paid.
- When questioned about the existing rural resident septic system, Mr. Murphy stated they would install a new septic system and extinguish the easement referenced in paragraph 11. The Board of Health will oversee and approve the new septic system. Soil testing for the new septic system has been conducted with 4 sites available for septic placement.

- When questioned about existing structures, Mr. Zaveta noted that there was an existing house with a detached garage. The intent is to take the structures down. Mr. Murphy noted that the structures had not been regularly occupied or maintained.
- Legal clarification was requested regarding seeing the project as a lot line change as opposed to a subdivision. Mr. Oetinger noted that this could be considered two separate transactions; a lot consolidation and a lot line change. They are eliminating a lot with this plan. Mr. Oetinger recommended that there should be two separate deeds; one to consolidate the lots and then another for the lot line change. This is ultimately the applicant's decision but separate deeds might forestall a miscalculation of transfer tax.

Mr. Baldwin made a motion to approve the lot consolidation and lot line change subject to the discussion and with the condition of the Board of Health approval of the septic system and compliance with the Township Engineer's letter dated September 16 2021. Mr. Feig seconded the motion. The motion passed with a unanimous vote.

II. Sign Review:

A. Nenner, 1120 Taylorsville Road: Mr. Nenner presented the Sign for the Washington

Crossing Financial Group. The following are the discussion points from the presentations:

- a. The existing sign is compliant.
- b. The new sign is very similar to the previous sign with font change. Sign colors and size will remain the same as the existing sign.
- c. The posts will be redone.

A motion was made by Mr. Baldwin to approve the sign and was seconded by Ms. Pisauro.

Motion was carried by a unanimous vote.

Liaison Report:

Liaison Report was presented by Karin Traina:

- The Board of Supervisors approved an injunction for the business operations of a petting zoo at 675 Eagle Road.
- The Board of Supervisors approved the Taylor planning module located at 15 Greenbriar Circle.
- Brownsburg Estate Phase XI received Board of Supervisors approval.
- The Joint Municipal Zoning Ordinance was updated for short term rentals.
- The Board of Supervisors has been doing budget reviews and is advertising the preliminary budget with the following considerations included:
 - A decrease in budgeted millage.
 - Public works machinery to be added in the next five years.
 - Improvements to the Streetscape Project in Washington Crossing.
 - Five-year projections.
- The Board of Supervisors approved a conservation easement for three lots on Mt. Eyre earlier this year.

Adjournment:

A motion was made by Mr. Baldwin to adjourn the meeting and was seconded by Mr. Barfoot. Motion carried by a unanimous vote. The meeting adjourned at 7:19 p.m.

Approved: October 27, 2021