

Upper Makefield *Township*

Planning Commission

Wednesday, May 25, 2022 Meeting Minutes

The May 25, 2022 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, Member Karin Traina and Member Jack Wiseman. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Timothy Thomas, and Planning & Zoning Director Denise Burmester.

Public Comment: No public comment presented.

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

Approval of Minutes:

April 27, 2022

A motion was made by Mr. Feig and seconded by Ms. PISAURO to approve the April 27, 2022 meeting minutes with amendments as stated. Motion carried by a unanimous vote.

Discussion Items:

Costello, Sign Review, 1087 Taylorsville Road

Dr. Costello provided an overview of the permit application requesting the installation of Dental Office signs.

Discussion followed with the following topics: New Business Signs

- Novelty Signs: The tooth is considered a novelty sign and is prohibited. (Ordinance 1106.F) The sign for the business can only be 10sq.ft maximum.
- The street sign **does** meet the requirements of Washington Crossing overlay. e.g., 2 colors only (Due to location in the historic district.) The Members agreed that the logo can be added within the signs.

A motion was made by Mr. Baldwin and seconded by Mr. Wiseman to approve a sign permit without the novelty tooth, but a logo may be added to the street and building signs. Motion carried by a unanimous vote.

Wireless Telecommunications Facilities Ordinance and Manual

Mr. Oetinger provided an overview of the current draft of the Wireless Communication Facility to include comments from the Newtown Planning Commission.

Discussion followed with the following topics:

- **5G Health Concerns:**
Township residents have provided feedback to some EAC Members, stating they have safety and health concerns due to sensitivity to the emissions. The residents cited studies on the emissions. Members discussed the addition of stipulations in the ordinance for evaluation of the health and safety of emissions to include emission level data requirements with evaluations and inspections to show compliance to all Township, State and FCC requirements.
- **Ordinance law:**
Residents have provided feedback to some EAC Members, concerned that an ordinance for the Wireless Communication Facilities may not be legal based on advice from a California attorney. Mr. Oetinger explained Pennsylvania state law and how preemption applies to Township, State and Federal ordinances and laws.
- **Ordinance Verbiage:**
Members discussed the framing of the Ordinance verbiage with the following recommendations and discussion points:
 - Facilities inspections every 6 months to include emission evaluations. These inspection reports are to be provided by the applicant and submitted to the Township.
 - Addition of language for indemnification of property owners and Township representatives if claims are filed.
- **Decorative Poles:**
Discussion continued from prior meetings regarding decorative poles with visual samples provided. Members noted that different neighborhoods or perhaps zoning districts may dictate different decorative poles. For example, some neighborhoods may want a standard telephone pole that a tree can cover and blend in, but perhaps a more colonial feel would be the design for VC-1 and VC-2. The members noted they would like the opportunity for the Planning Commission review of the applications, but review periods do not allow time for a PC review. Members noted the need for a reference for acceptable designs that can be included in the application for clear evaluation by the Zoning Officer. The present design manual shows inconsistencies with height and need to be resolved for all poles.
- **Non-tower WFC in Washington Crossing Overlay:**
Members discussed the non-tower WFC in respect to the Washington Crossing Overlay and recommend a Planning Commission review. Review timeframes were discussed to understand when a PC review may take place.

Mr. Oetinger will make updates to Ordinance and distribute for next meeting prior to going to Board of Supervisors.

Jointure Comprehensive Plan Status

Ms. Pisauro provided an overview of the Jointure Comprehensive Plan.

Discussion followed with the following topics:

- The Jointure Meeting of June 2nd will run for the regular Jointure but will NOT include the combined Township Committees as the plan is not ready yet. Joint Township review may be rescheduled to the Jointure meeting on July 8th.

Liaison Report – Timothy Thomas:

Mr. Thomas provided Board of Supervisor status on the following topics:

- Sunoco Conditional Use:
Decision is still being evaluated and written but is to include stipulations for noise, traffic, and hours of operation.

Adjournment:

A motion was made by Mr. Rubin and seconded by Mr. Baldwin to adjourn the meeting at 8:50 p.m.
Motion carried by a unanimous vote.

Approved: June 22, 2022