

Upper Makefield *Township*

Planning Commission

Wednesday, September 28, 2022 Meeting Minutes

The September 28, 2022 public meeting of the Upper Makefield Township Planning Commission was called to order by Chair Kathleen Pisauro at 7:30 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, 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:

June 22, 2022

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the June 22nd, 2022 meeting minutes. Motion carried by a unanimous vote.

Discussion Items:

Review Draft of Jointure Comprehensive Plan:

Kathleen Pisauro provided an overview of the Jointure Comprehensive Plan and how this plan has been in draft review with the Jointure Planning Commission for some time and is now distributed to the Township Planning Commissions for review and comment. Ms. Pisauro indicated that one or two principles are to be reviewed at each meeting going forward at the next several meetings.

Discussion followed with the following topics:

- Red Lining of Document was requested to enable the member to understand the changes that have been made to the document. Mr. Oetinger volunteered to create a redline, but the committee members noted that they did not want him to spend more than one hour making the changes. There was discussion that perhaps the Jointure should do this work, but there was indication that this request had been made and refused by other Townships.
- It was noted that the Comprehensive Plan should be a guiding document for the decisions made by the Board of Supervisors, Zoning Hearing Board, Township Staff and Township Committees and should be distributed to all of these groups upon review and acceptance.
- Members noted the 2009 plan had additional language on the Jointure members working together and write-ups for each Township, which is missing in the new version. Discussion went on about working with the other two Townships; Newtown and Wrightstown Townships and perhaps inviting Newtown Borough to align with the Jointure.

- Discussion on how ordinances should be reviewed to ensure they uphold the principles outlined in the Comprehensive Plan. There was recognition that living the principles of the Comprehensive Plan is done via ordinance enforcement for permits and variance requests. But members noted the Zoning Ordinance cannot be too restrictive to exclude Uses but needs to uphold the principles of the Comprehensive Plan. There was discussion of Attorney General Ordinance reviews and how this process may incorporate the Comprehensive Plan.
- Member concerns regarding sources of data in the Comprehensive Plan for validating the decisions based on the data. Based on the data, it was noted that Upper Makefield has grown more than other participating Townships and exceeded the growth plans. There was agreement that this growth was due to the addition of communities such as Traditions and Enclave, and acknowledgement that growth needs to be considered as development plans are reviewed by the Township. Future growth projections of 51 homes were discussed in terms of the subdivisions that may be in review by the Township, but noted that 51 was a goal to achieve, but could be exceeded. The guiding goal is to keep the growth to projections with decisions made on subdivision submissions. Another way to preserve projections may be via the Open Space program.
- The committee felt validating and setting growth goals for Upper Makefield over the next 10 years may be beyond the committee and should be discussed directly with the Board of Supervisors. Members stated that the language should reflect what the Community feels is important to promote.
- There was discussion on Principle II and the addition of goals associated with climate change. Members felt this language should be expanded to include the importance of managing flood plains and recharging the aqueduct. Any compromise to the aqueduct would be devastating to Upper Makefield because it relies heavily on wells that draws the water from the aqueduct. To support the floodplain management and stormwater recharge, other Zoning Ordinances that support floodplain management should be enforced or strengthened, to include steep slope related Zoning Ordinances.
- It was agreed that the notation of combining Police services with the other Townships in the Jointure is not a recommendation the Planning Commission would make.
- Members recognized that Principle II – Mitigate Green sets goals for house CO2 emissions, methane, and nitrous oxide yet we currently have no Zoning Ordinances to support these goals.
- It was agreed that there were villages within Upper Makefield Township where growth should be limited for preservation reasons.
- Ms. Pisauro discussed procedures for further review of the Comprehensive Plan, and it was agreed that Principle I and II would be reviewed at the next meeting. There was the general feeling that it would take a number of months for the completion of the review. There was a suggestion that reviewing the minutes of other Townships may bring some insight into the review process.

A motion was made by Mr. Barfoot and seconded by Mr. Rubin to approve the red lining of the document from 2009 to present for review, and if redline is done by the Upper Makefield Township that the effort should be limited to one hour. Motion carried by a unanimous vote.

Adjournment:

A motion was made by Mr. Baldwin and seconded by Ms. Traina to adjourn the meeting at 9:15 p.m. Motion carried by a unanimous vote.

Approved: October 26, 2022