

Upper Makefield Planning Commission

December 14, 2022 Meeting Minutes

The December 14, 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, and Member Karin Traina. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Dr. Ed Ford, Township Engineer Larry Young and Zoning Director Denise Burmester.

PUBLIC COMMENT

No public comment presented.

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the October 26, 2022 meeting minutes. Ms. Traina abstained. Motion carried by a unanimous vote.

ZONING OFFICER TO PROVIDE MESSAGE FROM TOWNSHIP MANAGER

Ms. Burmester passed on comment at this time.

LAND DEVELOPMENT

WC Heritage Pharmacy, 1091 General Knox Road / Sketch Plan

Edward Murphy, Esq. along with Mark Haver, Engineer from Pickering, Corts and Summerson and Manoj Parikh, property owner and Pharmacist provided an overview of the applications requesting to relocate the Pharmacy to a comparable space in the adjacent building (Edward Jones Building) owned by Mr. Parikh.

Discussion followed with the following topics:

- Mr. Parikh is proposing a footprint expansion for a 1600 sq. ft. addition to expand into the vacant pool supply store and have access to 2nd floor for storage.
- He also understands the need for an additional parking variance with these changes. He has secured a lease from the Bank across the street for 7 additional parking spaces. It was agreed that the lease would be recorded.
- Mr. Murphy continued that Mr. Parikh is requesting expanding the non-conformance variance. Mr. Young commented on the three variance that would be required:
 - Parking spaces
 - Setbacks on side yard of property (due to expansion)
 - Impervious is currently over by 10% (and they need another 3% to 5% / Zoned for 50%, 60% is current and need 63% to 65%)
- Discussion continued regarding the needs of the Washington Crossing Commercial District.

- Discussed the possibility of a Restricted Covenant that in the future only a Pharmacy can obtain the business space with the same business model.
- Improvements on the property were described in detail to the Planning Commission by Mr. Parikh.

Walt Wydro Subdivision, 57 Woodhill Road / Sketch Plan

Edward Murphy, Esq., Alicia Wydro agent of property owner, and Anand Bhatt, Engineer provided an overview of the applications requesting Sub-Division of the Wydro Property.

Discussion followed with the following topics:

Multiple Subdivision Plans were discussed.

- Prior proposal had footage on Pineville Road.
- Conforms to Ordinance, no variances required.
- Does not provide Open Space.
- Current proposal frontage is within shared driveway into Woodhill Road.
- Woodhill frontage reviewed
- Driveway width of 12 ft. considering there will be multiple properties accessing for emergency response, and trash pickup.
- Provides an Open Space plan of 7 acres.
- Considered Neighborhood Character fit.
- Impervious is less than the Pineville plan.
- Baseline Plan version was discussed.

There was no public comment.

Costigan, 958 Old Dolington Road / Lot Line Change

Mike Meginniss, Esq., Engineer Heath Dumack, and Mr. Costigan provided an overview of the Lot Line Change application. The well in the present area cannot be enlarged or changed as it needs more space.

Discussion followed with the following topics:

- They are looking to take .32 acres from now 4.66 acre lot and add to adjacent lot presently 1.24 acres to extend to 1.56 acres to accommodate the new well.
- It was noted on the 1977 plans that there is an ordinance that no further subdivision will be allowed.
- It was noted that the sports lot will be removed thus only changing impervious surface.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve to restrict any further sub-division and removal of sports court before recording and compliance with 11.23.22 Tri-State Engineering letter. Motion carried by a unanimous vote.

439 Brownsburg West – Planning Module

This topic was continued to January 2023 meeting.

JOINTURE COMPREHENSIVE PLAN (PRINCIPLES 3 & 4)

Ms. Pisauro started discussion of the Comprehensive Plan Principles 3 & 4. Mr. Oetinger is taking notes for corrections.

Discussion followed with the following topics:

Principle 3 – Provide for Mobility and Connections

- Page 39 – Walking and Bike paths split to keep them separate for safety and bike paths with virility of terrain. Encourage biking on secondary and tertiary roads instead of major roads such as River Road.

Principle 4 – Preserving Open Space and Protecting Agriculture.

- Page 45 - Suggestion for Accessory Farm Businesses in Upper Makefield regarding roadside stands, that the language be changed to: UMT is supportive and consistent with existing zoning, and we support zoning accommodations for all on a case-by-case basis.

LIASION REPORT

Board of Supervisors - Dr. Ford

Dr. Ford provided Board of Supervisor status on the following topics:

- Merry Christmas and Happy New Year.
- Thanks to staff (Judy Caporiccio) for the wonderful party with acknowledgment to Bud Baldwin for 40 years of service to the Township.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to adjourn the meeting at 8:53 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: January 25, 2023