

Upper Makefield Planning Commission

February 22, 2023 Meeting Minutes

The February 22, 2023 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, and Member Karin Traina. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Dr. Ed Ford, Tri-State Engineer Larry Young and Planning & Zoning Director Denise Burmester.

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Mr. Feig to approve the January 25, 2023 meeting minutes with amendments as stated. Motion carried by a unanimous vote.

COMPREHENSIVE PLAN

Principle 6 – Provide Parks and Recreation

Review of the document commenced on pages 70-76.

Discussion continues with the following topics:

- Pg. 71 White Track
- Pg. 75 School Listings

Principle 7 – Sustain and Support our Commercial and Job Base

Review of the document commenced on pages 77-81.

Discussion continued with the following topics:

- Pg. 81 Definition of Commercial Development of “Village” was refined

Principle 8 – Protect Historic Resources

Review of the document commenced on pages 82-94.

Discussion continued with the following topics:

- Pg. 87 Planning Code for future development
- Pg. 88 Complete the listing of Upper Makefield Historic Districts to include all districts
- Pg. 89 Add Heritage Conservancy review to encourage preservation

Principle 9 – Preserve our Villages

Review of the document commenced on pages 95-101.

Discussion continued with the following topics:

- To be sure the Zoning is protecting the Villages
- Consideration of Woodhill in Historic Villages and / or review by the Historic Architectural Review Board
- Committee agreed to amend the Historic Map to include:
 - Buckmanville
 - Jericho
 - Washington Crossing
 - Taylorville
 - Woodhill

Also, there will be a review of the Zoning Ordinances for the above areas to be sure they are protected.

LIASION REPORT

Board of Supervisors - Dr. Ford

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

- BOS supports the local businesses and would like to see this Pharmacy go forward.
- The BOS also gave approval for Triumph-439 Brownsburg Subdivision and Conditional Use with conditions regarding Wetland transitions easements are no-mow.

WC HERITAGE PHARMACY, 1091 GENERAL KNOX ROAD – SKETCH PLAN

Edward Murphy, Esq., Mark Havers, Engineer and Manoj Parikh, Owner, provided an overview of the applications requesting review and acceptance of the WC Heritage Pharmacy Land Development request as stated in the public notice. Discussion continued with the following topics:

- Edward Jones lease goes until 2031. Edward Jones' parking volume is currently 2 customers a day with 2 employees.
- Parking has 19 spaces, falling short of ordinance requirements. Wells Fargo has 29 parking spaces of which the Pharmacy will have 3 of those spaces. A crosswalk from the bank to the Heritage Pharmacy can be addressed. The employees will park at the Bank. (39 spaces are required for the ordinance so asking for non-conforming status as it has been in the past).
- Stormwater management would need to be implemented. Parking lot will be asphalt.
- Intention is to keep architecture esthetically matching the neighborhood.

Public Comment:

Judy Goldstein of 1215 General Washington Blvd stated she is in favor of the plan.

Greg Dwornikowski of 10 Dunkin Dr. stated the Pharmacy is an asset to the community and is in favor of going forward with this plan.

Since this is a sketch plan, no vote is required.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to adjourn the meeting at 7:55 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester
Director of Planning & Zoning
Approved: March 22, 2023