

Upper Makefield Planning Commission

March 22, 2023 Meeting Minutes

The March 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, Member Ken Rubin, and Member Jack Wiseman. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Ed Ford, Township 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. Wiseman to approve the February 22, 2023 meeting minutes with attention to Principle 9 and reference to the Washington Crossing Overlay and that Upper Makefield Township already protects this area. Mr. Rubin abstained. Motion carried by a unanimous vote.

LAND DEVELOPMENT – SKETCH PLAN – CHALOFISKY, 66 WOODSIDE LN (BARN)

David Shafkowitz, Esq. accompanied by Justin Halsey, Architect and Peg Prizer from Landscaping Designs provided an overview of the application requesting conversion of the Barn. Also, it was stated that the house and garage will be renovated in the future. They are looking for Township suggestions for this renovation.

Discussion followed with the following topics:

- Bank of the Barn to be utilized as an additional driveway.
- The existing primary house is where the family will live and Barn will be formulated as the guest house, to consist of one unit (one floor for business, one kitchen, one bath, one bedroom).
- Garage is proposed to be improved with an accessory In-law suite
- Barn is to have 3 stories. Consideration for a possible 4th floor. The height of the 4th floor would require a variance. (35ft. for CM zone)
- Solar will be installed following the Township Solar Ordinance.
- The Planning Commission depends on the Zoning Ordinance to protect historic resources.
- The committee unanimously agreed that a 2nd accessory apartment with a primary dwelling would not be supported by the Planning Commission.
- Office space would be a home office for remote work.
- The septic system will need to be enlarged and they already have a case open with BCDH.
- Concern was raised about the B-16 Use is not permitted in the CM Zone. They will need a variance. H-3 does allow for an accessory dwelling. Barn is described as Multi-Use accessory structure with a bedroom.

- Discussion continued regarding the Barn history and noted that it is one of the most historically preserved Barns in Bucks County.

PLANNING MODULE – BOVENIZER – BUCKMANVILLE RD (GUTMAN FARM, LOT 3)

Ms. Pisauro provided an overview of the applications requesting septic on the property.

Discussion followed with the following topics:

- Approvals received from DEP, BCPC and CKS.
- Mr. Young explained that marginal soils require a sand mound for design reasons.

A motion was made by Mr. Barfoot and seconded by Mr. Wiseman to approve the Planning Module. Motion carried by a unanimous vote.

Ms. Pisauro and Ms. Burmester discussed a Planning Module Checklist with all approvals listed for the Planning Committee to review and sign. No need to send copies of approvals from each entity.

A motion was made by Mr. Baldwin and seconded by Mr. Wiseman to approve the adoption of a check list for Planning Module information to the Planning Commission for approval. Motion carried by a unanimous vote.

COMPREHENSIVE PLAN – MAP REVIEWS

Review of Maps: (Present to Future) – Will Oetinger is logging suggestions

Discussion followed with the following topics:

- Map 2 should be named Washington Crossing in VC1
- Agreement by the committee that the maps are not correct, and corrections were discussed.
- Flood zones were discussed

LIASION REPORT

Board of Supervisors - Dr. Ford

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

- He appreciated the PC review of the sketch plan and the holding tight to the ordinances. The BOS is very committed to the Ordinances.

ADJOURNMENT

A motion was made by Mr. Rubin and seconded by Mr. Baldwin to adjourn the meeting at 8:59 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester
Director of Planning & Zoning
Approved: April 26, 2023