

Upper Makefield Planning Commission

January 17, 2024 Meeting Minutes

The January 17, 2024 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, and Member Harry Barfoot. Also in attendance were Township Solicitor Will Oetinger, and Township Supervisor Liaison Braun Taylor, Township Supervisor Tim Thomas, Township Supervisor Tom Cino, and Planning & Zoning Director Denise Burmester.

CONFIRMATION OF QUORUM

Chair Kathleen Pisauro confirmed a quorum.

REORGANIZATION OF THE COMMISSION

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve Kathleen Pisauro as Chair and Phil Feig as Vice-Chair for 2024. Motion carried by a unanimous vote.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

A motion was made by Mr. Baldwin and seconded by Ms. Pisauro to approve the September 27, 2023 meeting minutes with amendments as stated. Mr. Feig abstained. Therefore, there is no quorum, and minutes cannot be approved at this time.

FENWICK – 106 BUCKMANVILLE RD – PLANNING MODULE

Ms. Burmester provided an overview of the applications for a Planning Module, Comp 2 for an on lot, sand mound type, disposal system for a proposed 6800 sq. ft. single-family dwelling with five (5) bedrooms along with a pool house containing an additional apartment with a bedroom. They also are proposing a garage structure with an at-home office above the garage with a convenience bathroom. Dan Humes of Humes Engineering is representing the applicant.

Discussion followed with the following topics:

- Planning Commission members confirmed that the discussion at the meeting was for the septic system only. Mr. Humes confirmed.
- Mr. Humes confirmed that the recommendations from the Planning Commission in January 2023 were incorporated into the plan.
- Mr. Oetinger asked if the Department of Environmental Protection, CKS and BCHD compliance have been accepted? Mr. Humes confirmed this to be so.
- Planning Commission members reviewed the Bucks County Planning Commission marginal recommendations.
- Discussion about septic backups system placement in respect to proximity of the new system, soils, and slopes commenced. Mr. Humes stated the existing septic will be demolished and the new systems will be much further from the streams and will be on a flat area due to the sand mound must be on the existing topography (topo). The topography level of the house is

158.85. The proposed septic is at 148-142. The PC has a concern about the closeness of the septic topo to the house topo.

- Discussion of septic topography being higher than the dwelling. Mr. Humes clarified the topography level of the house is 158.85. The proposed septic is at 148-142.
- Discussion of the impervious for the project. Zoning relief would be required if maximum was exceeded. The Planning Commission advised the applicant to consider a redesign to come into compliance for impervious.
- Discussion was raised about Use and clarification of Commercial Use. Mr. Humes noted that Mr. Fenwick was asked about this at the prior Planning Commission meeting, and he responded that a business would not be run from the property, but he will work from home. Mr. Humes assumed that this has not changed.
- Mr. Humes stated the BCDH has not yet completed the formal response and should comply with this submission.
- Above the garage are 2 bedrooms that are to be considered for septic sizing.

PUBLIC COMMENT

Mr. Cino commented that he would like confirmation of the BCDH approval.

A motion was made by Mr. Baldwin and seconded by Mr. Feig to approve the Planning Module based on the approvals from the Bucks County Planning Commission, Township Hydrogeologist, and the PA Department of Environmental Protection (DEP). Motion carried by a unanimous vote.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Board of Supervisors (BOS) Reorganization
- BOS denied the Zoning Hearing Board application for 1107 General Hamilton for development in a flood zone.
- BOS is in the process of interviews for committee appointments.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Feig to adjourn the meeting at 7:49 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: February 21, 2024