

# **Upper Makefield Planning Commission**

## **February 21, 2024 Meeting Minutes**

The February 21, 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 Harry Barfoot, Member Leena Saini, Member Karin Traina, and Member Jack Wiseman. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Braun Taylor, and Planning & Zoning Director Denise Burmester.

### **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

### **CONFIRMATION OF QUORUM**

Chair Kathleen Pisauro confirmed a quorum.

### **PUBLIC COMMENT**

There was no public comment.

### **APPROVAL OF MINUTES**

#### **September 27, 2023**

A motion was made by Ms. Pisauro and seconded by Mr. Barfoot to approve the September 27, 2023 meeting minutes with amendments. Motion carried by a unanimous vote.

#### **January 17, 2024**

A motion was made by Ms. Pisauro and seconded by Mr. Wiseman to approve the January 17, 2024 meeting minutes with amendments. Motion carried by a unanimous vote.

### **EDMUNDS – 360 LURGAN ROAD – PLANNING MODULE**

Discussion amongst the Commission regarding the indications of the primary septic to be abandoned.

Technical discussion among the Commission as there are inconsistencies regarding septic abandonment, backup systems and community system that they felt could not be answered at this meeting.

Township Solicitor clarified that the Planning Commission is to look at the planning module and ensure that it is consistent with the Township Comprehensive Plan and ensuring it is consistent with the sewage disposal options available in the Township and on this property.

Planning Commission recommended further information by the Township Hydrogeologist and the applicant would allow them to make a recommendation to the Board of Supervisors.

A motion was made by Ms. Traina and seconded by Mr. Barfoot to table this decision until the Township Hydrologist or applicant provides a review with additional clarification. Motion carried by a unanimous vote.

## **ORDINANCES**

### **Non-Conforming Structures**

Ms. Pisauro and Mr. Oetinger provided an overview of the projects in other Townships that found that the non-conforming ordinance did not clarify accessory vs principal structure interpretation.

A motion was made by Ms. Traina and seconded by Mr. Feig to approve the Ordinance as stated. Motion carried by a unanimous vote.

### **Electric Vehicle Charging Stations**

Ms. Pisauro provided an overview of the Ordinance changes. The changes clarify conformance requirements of electric vehicle charging stations on private vs public properties.

Private use is a station on private property. Requirements were visibility of the station from street. Public use is a station at a commercial establishment. Requirements are documented in draft for the public use.

Commission discussions topics:

- Requirements for multi-family dwelling units, such as apartment complexes, do not have use requirements well defined. Discussed how parking would be enforced to allow time for charging but not park overnight to allow use by others.
- Fines for violations are not defined.
- Definitions are provided and not used in the ordinance.
- Visibility of station from street and neighbors for private and public use. But there may be properties with garages that do not allow for restrictions for visibility. Station on the side of the dwelling or garage was debated without commission consensus.
- Would like more technical understanding of the voltage restrictions for private Use and why there are restrictions.
- Absentee owners might lease out the station, which may need clarification that subleasing is not permitted.
- Parking space dimensions as defined need to be consistent within the SALDO and other definitions in the Zoning Code.

The Commission discussed the changes needed for this Ordinance to move forward and agreed to re-address with a draft update based on the feedback the Commission provided.

### **LI and O-LI District Overlay**

Ms. Pisauro provided an overview of the Ordinance changes. Township Solicitor noted that Upper Makefield Township does not have this Zoning District. He suggested that the district overlays should be discussed, as there is always the possibility of the district entering the Township in the future. Limited Commission discussion ensued.

A motion was made by Ms. Pisauro and seconded by Ms. Saini to approve the Ordinance as written with no comment. Motion carried by a unanimous vote.

### **Billboard Ordinance**

Ms. Pisauro provided an overview of the Ordinance changes. Commission discussed how this Ordinance relates to the existing Sign Ordinance. It was explained that the distinction is that the billboard is for advertisement of a type of business, which differs from a sign delegating the address sign of an active business on the premises. Discussion then commenced about the possible typo in nomenclature for speed (< 35mph).

A motion was made by Ms. Pisauro and seconded by Mr. Barfoot to approve the Ordinance with changes. Motion carried by a unanimous vote.

### **LIAISON REPORT**

#### **Board of Supervisors – Braun Taylor**

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

- Kaniewski Ranch Subdivision was approved with applicant compliance with review letters.
- Fenwick Planning Module was approved with discussion for need of Variance approval.
- Vanek – Zoning Hearing Board Application for an addition withing the Floodplain soils. BOS was neutral on their position.
- BOS approved a Jointure agreement change to eliminate the inactive Joint Planning Commission.
- March 23<sup>rd</sup> – Trash Pick-up Day in Upper Makefield, register through the Township.

### **ADJOURNMENT**

A motion was made by Mr. Barfoot and seconded by Mr. Wiseman to adjourn the meeting at 8:29 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester  
Director of Planning & Zoning  
Approved: March 20, 2024