

# **Upper Makefield Planning Commission**

## **March 20, 2024 Meeting Minutes**

The March 20, 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, Member Harry Barfoot, and Member Leena Saini. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Braun Taylor, Township Engineer Amanda Fuller 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**

A motion was made by Mr. Feig and seconded by Mr. Barfoot to approve the February 21, 2024 meeting minutes. Mr. Baldwin abstained. Motion carried by a unanimous vote.

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

Travis Hutchinson from Zaveta Custom Homes provided an overview of the applications requesting the approval of the Edmunds Planning Module.

Discussion followed with the following topics:

- Addition of a pool house with two (2) bedrooms, small kitchenette, and bathroom.
- Septic concerns were brought forward by the Committee. Mr. Hutchinson explained that the homeowners wanted to be proactive due to the age of the existing system and have a larger system installed that can also handle the main house once the old one fails.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve Planning Module based on the letter from CKS. Motion carried by a unanimous vote.

### **SKETCH PLAN – THORNE – MOTOR VEHICLE FUELING STATION & CONVENIENCE STORE – 1090 TAYLORSVILLE ROAD (M&M)**

Justin Geonnotti from Dynamic Engineering provided an overview of the applications requesting brief explanation of the Sketch Plan Application.

Discussion followed with the following topics:

- Property is 4 parcels, totally approximately 3 acres. (2.95 acres)
- Located at the corner of Taylorsville and Washington Crossing (Rt. 532) Rds.
- Proposed motor vehicle fuel station and convenience store (Use E-30).
- 4000 sq. ft. convenience store along with 4 pumps (8 positions) for fueling needs.  
There will be diesel gas. All pumps will be under a canopy erected from the store in front (under 300 sq. ft. to be compliant).

- Committee questioned whether there will be EV charging. Mr. Geonnotti stated that it will be looked into.
- Discussed driveway capabilities and lighting at night. They are addressing with PennDOT (scoping application only).
- Impervious calculations were addressed.
- Committee questioned what Township Code would be accessed along with variances for this project. Mr. Geonnotti stated they want to be as compliant as possible and was not looking for any variances.
- Committee recommended that they check the lighting and delivery Ordinances for the Township, as initially they were seeking 24 hour access.
- This project will be abutting the canal, and the impact needs to be understood for environmental purposes. It was stated that the PNDI for this property will be addressed, and the HEC rule will be checked.
- Mr. Geonnotti confirmed that they will be consolidating the 4 parcels into one.
- Concern for the canal overlay and tree replanting.
- Committee stated concerns for the ingress and egress on the plan, and PennDOT may want more lanes at the intersection, which will need to be addressed (congestion concerns).
- Mr. Geonnotti confirmed that this design is for residential vehicles not a truck stop.
- Committee reiterated the concern in regard to access from the roads, getting in and out.
- Sign placement – Mr. Geonnotti stated there are Federal laws for gas stations (size and height) and they would be placed at ingress (to include name of company and gas prices, as stated by Federal law). No neon.
- Discussion continued regarding the Record Plan. Amanda Fuller, Township Engineer, explained. She confirmed that the ultimate Right of Way (ROW) requirements are to be complied with and setbacks from the ultimate ROW. Also, the site needs to accommodate Stormwater, Septic and Well Township Code.
- Concerns were raised regarding septic and the need for Erosion & Sediment review and inspection by the Township Solicitor.
- Public question from Fred Snyder of 20 McConkey Dr., Washington Crossing, PA 18977, asking what buildings are there now that will be demolished? (M & M Car Repair, Bed & Breakfast, and a ranch house)

## **ORDINANCES**

### **Electrical Vehicle Charging Station**

Ms. Pisauro provided an overview of the applications requesting brief explanation of the Ordinance. Discussion followed with the following topics:

- Reviewed comments from Solicitor regarding Level 3 reference as a structure. Discussion to ascertain the difference between Level 1, 2, and 3 definitions.
- Discussed if a Level 3 structure for charging was erected, would it need to be screened as the generator does. They agreed that it should be screened as there is existing code for accessory

structures. Agreement that these structures are not to be allowed in front of the property but allowed in every zoning district.

A motion was made by Mr. Baldwin and seconded by Ms. Saini to approve the EV charging stations with changes. Motion carried by a unanimous vote.

### **Wireless Communications**

Ms. Pisauro provided an overview of the JMZO Ordinance. Mr. Oetinger explained the Ordinance in previous discussions.

Discussion followed with the following topics:

- Extensive review by the Committee that was scrapped, and a Professional Consultant was hired and rewrote (Small wireless communications design manual).
- Concern for the verbiage of “painting” the antenna. Could it rather be “maintained” or “color” matching – aesthetics. Remove the word “paint “within the Ordinance. (Recommend replacing with the word “finish”.)
- Question about height allowed for the antenna. Can it be higher than the antenna on Stoneybrook Road? Mr. Oetinger stated that it could be, but there were stipulations in where the larger antennas can be placed.
- It was noted that the Court case between the Zoning Hearing Board and Verizon, Verizon won that case and now is to be treated as a utility.

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

Discussion turned to the Jointure on the Towers Ordinance

- Listed towers of Upper Makefield Township as one instead of three. Agreed to leave alone.
- Question raised as to what are Districts 1,2, and 3 in UMT? Mr. Oetinger stated that it looks generic. They saw the need to be more specific. (with Zoning Districts)

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

### **Parking Core Apartment Use**

Ms. Pisauro provided an overview of the applications requesting brief explanation of the Ordinance. She explained that this change was requested by a developer who is looking to build a parking garage, within the interior of the apartment complex.

A motion was made by Mr. Baldwin and seconded by Mr. Feig to disapprove of the suggested toll for parking. Motion carried by a unanimous vote.

## **COMPREHENSIVE PLAN – FINAL DRAFT REVIEW**

Ms. Pisauro provided an overview of the Final Draft.

Discussion followed with the following topics:

- Discussion commenced regarding changing of the sunflowers to something more historic to represent the Township on the cover.
- Rail Service in Langhorne was the service listed, but felt there were closer stations to reference.
- Water recharge has not been listed in strategies and actions. Mr. Oetinger stated that the water resource protection is listed in Principle 2.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve recommendations. Motion carried by a unanimous vote.

## **LIAISON REPORT**

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

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

- Bridge Focus. Check Historic Structures.
- Resolution with concerns from the Community.
- Opposition to another impervious space – Variance application.
- Trash pick-up scheduled for Saturday, March 23, 2024. Directions to check the website for updates (due to weather concerns).

Committee wanted to thank Terry Barker in Planning and Zoning for her work on the Packets.

## **ADJOURNMENT**

A motion was made by Mr. Barfoot and seconded by Mr. Baldwin to adjourn the meeting at 8:35 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester

Director of Planning & Zoning

Approved: April 17, 2024