

Upper Makefield Planning Commission

April 17, 2024 Meeting Minutes

The April 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, Member Harry Barfoot, and Member Leena Saini. Also in attendance were Township Solicitor Will Oetinger, Township Supervisor Braun Taylor, Township Engineer, Larry Young Planning & Zoning Director Denise Burmester and Township Fire Marshal John Kernan.

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 March 20, 2024 meeting minutes (with amendments as stated). Motion carried by a unanimous vote.

CONDITIONAL USE – FENWICK – 106 BUCKMANVILLE RD – BRIDGE

Mark Eastburn, Esq. provided an overview of the applications for a Conditional Use for a bridge, road, and utilities at 106 Buckmanville Road.

Discussion followed with the following topics:

- Discussion regarding Ordinance 903.13 E3J and 903.13 E4DJ and allowance for a permit for a proposed driveway and culvert in the Riparian Buffer Zone 1 and 2 (wetlands and water).
- The applicant proposed to demolish the existing home and build further back on the property. To access the area where the new home will be built, there is a need for a bridge to cross over the stream that runs within the property.
- The Fire Marshal's requirements were reviewed. Acknowledgment that changes will increase impervious areas. Discussed pull off area, as the Engineer is not looking to include in the plan. Mr. Oetinger questioned Chief Kernan regarding the requirements for the bridge for fire activity should it arise. Chief Kernan acknowledged that the present proposed bridge is acceptable.
- Technical details of the culvert were discussed, Planning Commission questioned the stream quantity and velocity capabilities.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve the moving forward of the Conditional Use Application with the following notations:

- 50 ft. no mow zone on either side of the bridge.
- Adhere to planting requirement for the Riparian Buffer (applies to whole area).
- Driveway above the bridge will need to be 12 ft. and bridge itself will be 14 ft. wide and 37 ft. long.

Motion carried by a unanimous vote.

Public comment:

Mr. and Mrs. Vince (Jacqueline) Scanlan of 74 Buckmanville Rd. gave thoughts regarding the concerns about the large culvert from this bridge and its effect on neighboring properties.

Mr. Taylor of 2 Liberty Place noted that the property, 106 Buckmanville Rd., had been listed for sale that morning, not necessarily as a construction parcel. Mr. Eastburn and Mr. Humes stated they were unaware that this had happened.

ORDINANCES

JMZO – 2024-02 – Amendment to Definitions Section

Mr. Oetinger provided an overview of the amendments.

Discussion followed with the following topics:

- Removal of subsection of numbers for a section.

A motion was made by Ms. Pisauro and seconded by Ms. Saini to approve the removal of subsection numbers. Motion carried by a unanimous vote.

JMZO – 2024-03 – Amendment to R1 and R1-A Rural Industrial Zoning Districts

Mr. Oetinger provided an overview of the amendments.

Discussion followed with the following topics:

- Correction of decimal places within the document.

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to approve housekeeping notation of the numeric correction. Motion carried by a unanimous vote.

JMZO – 2024-03 – Amendment to Billboard Ordinance

Mr. Oetinger provided an overview of the amendments.

Discussion followed with the following topics:

- Previously accepted by our Township then changed by other Townships, so presented for approval again. Red line was reviewed. Right of Way discussed.

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

CHAIR REPORT

Ms. Pisauro provided status on the following topics:

- Jointure Comprehensive Plan, cover suggestion accepted.
- JMZO Public Meeting set for Monday, April 29 @10:30 regarding the Washington Crossing Bridge. Can attend in-person or electronically.

LIAISON REPORT

Board of Supervisors – Braun Taylor

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

- Considered two Zoning Hearing Board applications, one was a return visit, as the property owner worked hard to minimize the impervious issues.
- Fire Company Carnival – April 23rd through 27th.
- Taylorsville clean-up went well.

ADJOURNMENT

A motion was made by Mr. Baldwin and seconded by Mr. Barfoot to adjourn the meeting at 8:30 p.m. Motion carried by a unanimous vote.

Respectfully submitted,



Denise Burmester
Director of Planning & Zoning
Approved: May 15, 2024