



# Township of Lower Makefield

## Planning Commission

### 2016 Annual Report

Planning Commission Members:

- John Tracey, Chairman
- Dawn DiDonato-Burke, Vice-Chair
- Chad Wallace, Secretary
- Charles Halboth
- Craig Bryson
- Judi Reiss, Supervisor Liaison

The Planning Commission met thirteen times during 2016: twenty-four meetings were scheduled at the beginning of the year; eleven were cancelled due to holidays or lack of agenda items.

John Tracey was elected chairman on January 11, 2016 and served in this position for the entire year. William Clark was elected vice-chair at the reorganization meeting. He left the Commission and was replaced by Chad Wallace. On January 25, 2016, Dawn DiDonato-Burke was elected vice-chair, and served in this position for the remainder of the year. Charles Halboth served on the Commission for the entire year. Dean Dickson left the Commission during the year and was replaced by Craig Bryson, who served for the remainder of the year.

During 2016, Steve Ware of Keystone Municipal Services served as the Township Planning and Zoning Administrator, Mark Eisold and Maryellen Saylor of Boucher & James served as the Township Engineer, and Barbara Kirk of Hill Wallack served as the Township Solicitor for the Planning Commission. Judi Reiss served as the Board of Supervisors Liaison for the entire year.

The Planning Commission reviewed and discussed one (1) proposed Zoning Ordinance Amendment to the O/R (Office/Research) Zoning District and one (1) proposed Subdivision & Land Development Amendment to the tree replacement ordinance during 2016. No amendments were recommended to the Township Comprehensive Plan, Zoning Ordinance, or Subdivision and Land Development Ordinance during 2016.

The Planning Commission heard an in-depth presentation by Carter Van Dyke on the history of the planning that was done over the last 15 years for the development of the Historic Edgewood Village.

The Planning Commission discussed a sewer grant project to reline approximately 2,841 feet of the Buck Creek trunk interceptor and provided a Support Letter for the grant to the Department of Community Economic Development (DCED).

The Lower Makefield Township Planning Commission reviewed and discussed the following development projects during 2016:

<b>Plan #</b>	<b>Project Name</b>	<b>Type</b>	<b>Description</b>	<b>Status/Action</b>
652	Artis Senior Living LLC <i>Stony Hill Road</i>	Sketch Plan	72 bed memory care facility with 43 parking spaces	Discussion only
643	Erin Development - Dobry Road LLC <i>Dobry Road</i>	Sketch Plan	76 single-family attached dwelling Age-Qualified Community	Discussion only
655	Moser Tract (Marrazzo Garden Center) <i>Pine Grove Road &amp; Sutphin Road</i>	Sketch Plan	17 single-family attached townhouse dwellings	Discussion only
660	Aurliz, LLC – Dunkin’ Donuts & Day Care Center <i>Big Oak Road</i>	Sketch Plan	11,900 SF Day Care Center & 2,100 SF Dunkin’ Donuts with drive-through, and 109 parking spaces	Discussion only
574-A	Capstone Terrace O/R Text Amendment Revised Retail <i>Stony Hill Road</i>	Sketch Plan	<u>SK-1</u> : 73,500 SF retail, 7,200 SF restaurant, 487 parking sp. <u>SK-2</u> : 68,000 SF retail, 7,200 SF restaurant, 4,500 SF bank, 489 parking spaces	Discussion only
653	Fieldstone (Harris Tract) <i>Edgewood Road</i>	Minor Subdivision	Subdivide 34 acres into 2 lots	3-0 Vote for Approval
642	Kaplan Tract <i>Dolington Road</i>	Minor Subdivision	Subdivide 5 acres into 2 lots	No action taken
605-A	Jennings Open Space <i>Taylorville Road &amp; McKinley Road</i>	Minor Subdivision	Open Space purchase of 3 acres to allow Canal towpath access	Discussion only
648	Pennsbury School District Middle School Campus <i>Makefield, Big Oak &amp; Derbyshire Roads</i>	Land Development	Renovations to Pennwood Middle School, modifications to campus driveways and parking areas	5-0 Vote for Preliminary Approval
646	Makefield Glenn in Edgewood Village <i>Yardley-Langhorne &amp; Edgewood Roads</i>	Land Development	4,000 SF Restaurant & 2 Apartments; and 2,000 SF Retail & 1 Apartment with 74 parking spaces	2-2 vote for approval, no recommendation
658	Snipes Tract Athletic Fields <i>Dolington Road &amp; Quarry Road</i>	Land Development	3 large & 1 small multi-purpose athletic fields, skate park, concession/restroom building, 156 parking spaces	No action taken

Plan #	Project Name	Type	Description	Status/Action
651	Matrix Residential Amended Plan <i>Big Oak Road</i>	Amended Land Development	62 single-family attached Age-Qualified dwellings (originally approved for 165 multi-family condominium units)	4-0 Vote for Amended Final Approval
656	Larionov Residence – <i>191 River Road</i>	Special Exception Recommendation to Zoning Hearing Board	Demolish 1,700 SF house & reconstruct a 3,100 SF house	4-0 Vote for Approval
652	Artis Senior Living LLC <i>Stony Hill Road</i>	Special Exception Recommendation to Zoning Hearing Board	72 bed memory care facility with 43 parking spaces	3-0 Vote for Approval

The following is a summary of items discussed and actions taken at each meeting during 2016:

[January 11, 2016](#)

Reorganization

[January 25, 2016](#)

Pennsbury School District Middle School Campus Plan Informal Presentation – Discussion Only

[March 28, 2016](#)

Pennsbury School District Land Development Plan for the Middle School Campus – 5-0 Vote for Preliminary Approval by the Board of Supervisors

[April 11, 2016](#)

Artis Senior Living Sketch Plan – Discussion Only

Erin Development Dobry Road Residential Revised Sketch Plan – Discussion Only

Makefield Glenn in Edgewood Village Revised Preliminary/Final Land Development Plan – Tabled

[May 9, 2016](#)

Makefield Glenn in Edgewood Village Revised Preliminary/Final Land Development Plan – 2-2 Vote, no recommendation for Approval by the Board of Supervisors

Larionov Residence Special Exception Recommendation – 4-0 Vote for Approval by Zoning Hearing Board

Jennings Tract Open Space Subdivision – Discussion Only

[May 23, 2016](#)

Draft O/R (Office Research District) Text Amendment – Discussion Only

[June 13, 2016](#)

Draft O/R (Office/Research District) Text Amendment – 4-0 Vote Against Approval by the Board of Supervisors

[July 11, 2016](#)

Presentation on Edgewood Village – Discussion Only

[August 22, 2016](#)

Artis Senior Living Special Exception Recommendation – 3-0 Vote for Approval by Zoning Hearing Board

[September 12, 2016](#)

Fieldstone (Harris Tract) Final Minor Subdivision Plan – 3-0 Vote for Approval by the Board of Supervisors

[September 26, 2016](#)

Capstone O/R Text Amendment Informal Revised Sketch Plan – Discussion Only

[October 24, 2016](#)

Kaplan Preliminary/Final Minor Subdivision Plan – 4-0 Vote to Continue to November 28, 2016  
Matrix Amended Final Land Development Plan – 4-0 Vote for Approval by the Board of Supervisors  
Discussion and Approval of Ebert Engineering Grant Application – 4-0 Vote for Support Letter to the Department of Community Economic Development (DCED)

[November 14, 2016](#)

Moser Tract (Marrazzo Garden Center) – Townhouse Sketch Plan – Discussion Only  
Aurliz, Llc – Dunkin’ Donuts & Day Care Center Sketch Plan – Discussion Only

[November 28, 2016](#)

Tree Preservation Ordinance – 3-2 Vote to Keep Existing Ordinance In Place  
Snipes Tract Athletic Fields Preliminary Land Development Plan – Meeting Shut Down and adjourned

This report is provided in part to satisfy the requirements of §207 of Pennsylvania Act 247, the Municipalities Planning Code.