

TOWNSHIP OF LOWER MAKEFIELD  
PLANNING COMMISSION  
MINUTES – FEBRUARY 24, 2014

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on February 24, 2014. Ms. Friedman called the meeting to order at 7:40 p.m.

Those present:

Planning Commission: Karen Friedman, Chair  
John Pazdera, Vice Chairman (joined meeting in progress)  
Dean Dickson, Secretary  
Tony Bush, Member

Others: Nancy Frick, Director Zoning, Inspection & Planning  
Nathan Fox, Township Solicitor  
Kristin Tyler, Supervisor

Absent: Mark Fried, Planning Commission Member  
Dan McLaughlin, Supervisor Liaison

#### APPROVAL OF MINUTES

Mr. Dickson moved, Mr. Bush seconded and it was unanimously carried to approve the Minutes of November 25, 2013 as corrected.

#### COMPREHENSIVE MASTER PLAN UPDATE DISCUSSION

Ms. Lisa Wolff and Ms. Gail Friedman of the Bucks County Planning Commission were present. Ms. Wolff stated two drafts have been provided for discussion this evening one on Planning and Zoning in Surrounding Communities and the other on Energy Conservation. Ms. Wolff stated with regard to Planning and Zoning in Surrounding Communities, this is already in the current Plan; and they have gone through and updated that information. She stated the Chapter on Energy Conservation was a collaboration of different people in their office, and the first draft came from their environmental section; and they then added things specific to Lower Makefield. She stated the first draft on Energy Conservation she received was really not geared to the Township and was more in line with what Bucks County Planning Commission is recommending for other communities. She stated Lower Makefield is so far ahead as to planning and thinking about energy conservation, they had to take a number of items out because Lower Makefield was so far ahead

compared to other communities they work with. Ms. Tyler stated this is a credit to the Environmental Advisory Council. Ms. Karen Friedman stated that Board has dedicated, intelligent individuals.

Ms. Wolff stated with regard to Planning and Zoning in surrounding Municipalities, the MPC requires that Municipal Comprehensive Plans consider compatibility with planning and development in neighboring communities. The MPC also requires a statement indicating that the existing and proposed development of the Municipality is generally consistent with objectives and plans of the County Comprehensive Plan. She stated the purpose of this is to insure that land use policies developed in one community do not create conflict with adjoining land across Municipal borders.

Ms. Wolff stated in updating this Chapter they tried to note any major developments they were aware of along Lower Makefield's borders as well as to give an update on the status of certain improvements that might have been noted in the prior plan. She specifically noted that certain traffic improvements have been completed since 2003.

Ms. Wolff stated in reviewing the information, the Municipalities seem to have compatible Zoning. She stated in some areas, there are existing neighborhoods and developments that extend across Municipal boundaries which sometimes makes it difficult to really determine which community you are in.

Ms. Wolff noted Upper Makefield to the north, and the Zoning and Land Use along both sides of the borders are primarily low-density Residential. She stated since the 2003 Comprehensive Plan was prepared the Washington Crossing National Cemetery opened; and from a Land Use perspective, the Cemetery is consistent with the low-density, rural nature of the area which will help insure that region will remain that way. Mr. Wolff stated issues of shared concern between the communities focus on preserving the agricultural and historical character of the area. She stated previously noted, which she feels is still accurate, is that historic preservation in Dolington Village located at the Municipal border along Dolington Road, is considered an important issue.

Ms. Wolff stated looking at the border with Newtown, low-density Residential and Office/Research use are along the borders. She stated a portion of Newtown's Office/Research District borders Lower Makefield's R-1 District, but any potential conflict there seems to be minimized with open space associated with the Yardley Run Development and with Lindenhurst Road. Ms. Wolff stated the Townships have worked together in the past planning for a new loop ramp from Yardley-Newtown Road to I-95 which was constructed since the 2003 Plan. She stated traffic and circulation in the area along Yardley-Newtown Road near I-95 were issues of mutual concern in 2003 and are still of concern.

Mr. Pazdera joined the meeting at this time.

Ms. Karen Friedman noted the last sentence which discusses traffic and circulation issues in the area along Yardley-Newtown Road (the Newtown Bypass) and I-95 should state “are of continued mutual concern” since there are other developments that will be coming up, and she wants it to be noted that both Townships are constantly thinking about this.

Ms. Wolff noted to the south is the border with Middletown, and the southern half of Lower Makefield’s western boundary borders Middletown Township; and except for a few spots, much of the land along both sides of Township Line Road are primarily Residential. She noted the Octagon Center Development which is currently under development which is an age-restricted Residential development with some Commercial and some Office uses and is located in both Municipalities. She stated traffic and road access issues in the area of the Route 1 Interchange and Oxford Valley Road have been issues of mutual concern.

Mr. Bush stated Scudders Falls Bridge also has an impact on the area. Ms. Tyler stated whoever takes over Lockheed will also have an impact.

Ms. Karen Friedman asked if they should make mention of the Wright Farm which has been dedicated to the Township; however, Mr. Bush stated it is the agricultural rights which have been preserved. He stated it is privately owned, but they sold the agricultural rights. Ms. Friedman asked if they should mention that in this document, and Mr. Bush stated he feels this would be under a different category. Ms. Wolff stated she feels this was in another section on Open Space and Conservation. Ms. Friedman stated it is at a busy intersection, and she suggested that a statement be made that it is agriculturally preserved so there would not be a concern about additional building on this property. Ms. Wolff agreed to add this.

There was further discussion about the Wright Farm, and Mr. Bush stated they sold their development rights to the County. Ms. Frick indicated she was not aware of this. Ms. Frick stated it was her understanding that the property was in the Agricultural Security District, but this does not give up development rights. Mr. Bush stated they sold their development rights a number of years ago to the County so it would be agriculturally preserved. He stated they still own the property and they could sell the property; but the next owner could not develop the property, and they could only sell it as a farm.

Ms. Frick asked Ms. Wolff if she has any information on this, and Ms. Wolff agreed to provide information on this to Ms. Frick. Ms. Gail Friedman stated it is in the County Farmland Preservation Program. Ms. Frick asked if this is the only farm in Lower Makefield that is in this program, and Ms. Wolff stated she believes so under the County Program. There was discussion about what it means to be in the Agricultural Security District. Ms. Gail Friedman stated it insures that there is critical mass of farmland and protects farmers from nuisance litigation.

Ms. Karen Friedman stated with regard to the Middletown Township Section they should not refer to the Octagon Center but should list it as Matrix since that is what it was Approved as and the Plans show it as Matrix.

Ms. Wolff stated any time you are near a major highway – Route 1, I-95, Newtown By-Pass, the issue of traffic and circulation is of concern to all the communities involved.

Ms. Wolff stated Falls Township borders Lower Makefield to the south as does a small area of Morrisville Borough. She stated Falls Township shares a considerable border with Lower Makefield, and adjacent Land Uses in Falls are Residential, an area of Agricultural, Light Industry, and Offices which are primarily located south of Route 1. Commercial businesses are located primarily on W. Trenton Avenue. She stated highway access and traffic circulation have been issues of shared concern by the Municipalities. She stated the on/off ramps to Route 1 are located in both Municipalities with the southbound in Lower Makefield, and the northbound in Falls. She stated since the 2003 Plan improvements such as roadway realignment and additional turning lanes were made to the Route 1 ramps, and this required coordination between the two communities.

Ms. Wolff stated with regard to Morrisville, Lower Makefield has a very short border with Morrisville Borough which extends primarily from Pennsylvania Avenue to the River. She stated adjacent Land Uses in Morrisville are primarily Residential as well as an area of preserved land.

Ms. Wolff stated Yardley Borough is surrounded on three sides by Lower Makefield Township, and adjacent Land Uses are primarily Residential with some differences in permitted densities with the Borough having high density. Ms. Wolff stated a future approved development in Yardley is the former U.S. Magnet site which will contain sixty-three townhouses and fourteen and a half acres of open space. Ms. Wolff stated in reviewing the Plans, the open space will actually be located adjacent to the Lower Makefield border; and she feels this had to do with the resources on the site. Ms. Wolff stated flooding during major storm events has been a major issue in parts of Yardley and Lower Makefield. Yardley lies downstream from the Buck, Brock, and Silver Creeks which all flow through Lower Makefield and

then Yardley before reaching the River. Efforts to minimize flooding primarily through watershed management have been an important issue to both Municipalities.

Ms. Wolff stated these are issues which they were aware of, and she asked that the Planning Commission advise her of any issues they are aware of that should be added.

Ms. Karen Friedman stated under the Section on Yardley it states “Lower Makefield also abuts sections of the R-2 medium-density residential district in Yardley,” and she asked if this has been built. After review, Ms. Wolff stated it appears that area is already developed. Ms. Friedman asked if this is the case, they should indicate that it has been developed and how it was developed. Mr. Bush stated he feels there may still be undeveloped land in this area, and Ms. Wolff agreed to check into this.

Ms. Friedman noted the area to the left of Starbucks which had been of concern, and Ms. Wolff stated this area is the U.S. Magnet Site where townhouses have been approved. Ms. Wolff stated this area is discussed on Page 3.

Ms. Wolff stated the rest of the Chapter discusses consistency with the County’s Comprehensive Plan and the Regional Comprehensive Plan. Ms. Wolff stated the County adopted an update to their Comprehensive Plan in 2011 which includes a Future Land Use Map. She stated looking at that map, it shows Lower Makefield falls within four different categories – Emerging Suburban Center, Rural Resource Area, Employment Area, and Natural Resource/Conservation Area. She stated there are different recommendations for each area. She stated most of the Township falls under what the County Map shows as Emerging Suburban Center which are areas that have experienced a lot of development in the last twenty years. She stated the northwest corner of the Township is shown as Rural Resource Area, and they are areas that are generally not meant for intense development due to the farms and presence of agricultural soils. Ms. Wolff stated portions of the Township along Falls and Middletown Township borders are shown as Employment Areas, and this is primarily where non-Residential growth has occurred and will continue to occur based on the Zoning and Planning. Ms. Wolff stated areas bordering the Canal and River, the Brock and Core Creek Corridors, Five Mile Woods, Patterson Farm, and the Makefield Highlands Golf Course are all designated as Natural Resource/Conservation Area; and those areas include greenway corridors, recreation areas, and anything with significant natural resources.

Ms. Wolff stated there are different strategies and actions that the Plan recommends. She stated for Emerging Suburban Areas, which is most of the Township, the Plan recommends that new development be compact and built where existing infrastructure is adequate; and also any development that does occur, should be constructed to accommodate pedestrians. Ms. Wolff stated for areas identified as Rural Resource Area, which is the northwest corner, efforts should be made to preserve the rural character of such areas, such as through farmland preservation initiatives. Ms. Wolff stated for Employment Areas, which are the areas that border Middletown and Falls, mixed-use developments are encouraged to better link jobs and housing. She stated for Natural Resource/Conservation Areas, the importance of preserving those corridors, recreation areas, and conservation lands should be stressed.

Ms. Wolff stated most of the suggested strategies and actions actually have been put into action by the Township Officials in how they have Zoned and planned up to this point. She stated the Township goals, objectives, and recommendations are consistent with what the County Plan recommends.

Ms. Wolff noted the Regional Plan, which is the Delaware Valley Regional Planning Commission's (DVRPC) document entitled Connections 2040: Plan for Greater Philadelphia; and she stated this document outlines a vision for the future growth and development of the Greater Philadelphia region. She stated the Plan designates Lower Makefield as a Developed Community where new growth will be concentrated primarily as infill and redevelopment. The long-range planning policies established for Developed Communities include rehabilitation and maintenance of infrastructure systems and the housing stock, revitalizing communities through local economic and community development efforts, and improving the pedestrian environment. She stated these are all things which the Township's Master Plan does talk about in terms of recommendations, so the Township's Plan is consistent with the Regional Plan.

Ms. Wolff stated the Regional Plan also promotes greenspace networks and has special maps for greenspace areas, and everything the DVRPC recommends in terms of conservation land and preserving greenspace networks are consistent with what is in the Township's Master Plan.

Ms. Wolff stated this satisfies the requirement to look at the surrounding communities, the County Plan, and the Regional Plan.

Ms. Wolff stated the proposed Energy Conservation Chapter is only three pages, and the Planning Commission may decide that they want to incorporate it in a different Chapter in the document. She stated a lot of the material has been prepared for other communities and there are a lot of recommendations; however, the EAC has already done a lot of this which is why this section is brief. Ms. Wolff stated within the last ten years, planning for energy conservation has become something that a lot of communities are starting to do, and a lot of this has already been done in Lower Makefield.

Ms. Wolff stated energy planning is going to be an essential part of communities moving toward being a sustainable community. She stated in order to move toward sustainability, communities need to change their approach to the ways buildings are designed and constructed, require that land be developed with more nature-friendly techniques, reduce the solid waste stream/increase recycling/recover energy from waste, and implement alternative approaches to the current transportation system. She stated Lower Makefield has already been doing a lot of this.

Ms. Wolff stated with regard to buildings, the Township has both a Green Building Code and a Low-Impact Development Ordinance in place.

Ms. Wolff stated with regard to Landscaping/Water Conservation, there is a reference to EPA's GreenSpaces Program which provides cost-efficient and environmentally-friendly solutions for landscaping. She stated this is designed to reduce water usage, help save energy, and prevent waste and pollution. She stated there are several things that communities can do, and Lower Makefield is doing one of them already with the basin retrofits trying to let them grow up which reduces maintenance costs and is better for the environment.

Ms. Wolff stated with regard to the Section on Transportation, transportation conservation alternatives may include the use of hybrid and/or alternative-fueled Municipal vehicles and the use of bicycles or Segway Personal Transporters for Police. She stated with regard to bicycles or Segways, this may be more suitable for a small Borough than for Lower Makefield. Ms. Wolff stated Transportation also includes the planning and implementation of a regional trail network which the Township has been good with.

Ms. Karen Friedman noted the last sentence in the first paragraph under Transportation states, "...the Township may want to consider installing electric auto charging stations at Municipal facilities." She suggested they also state that they should encourage developers to do the same so that they encourage the Commercial centers to make this available. Ms. Friedman stated she feels people who work at different companies should be able to plug their cars in. She stated she is not sure if they are permitted to transport electricity since in the State of Pennsylvania you cannot re-sell electricity. She stated possibly they could come up with a coin system or cards that have money on them. Ms. Tyler asked why Lower Makefield would install charging stations and where would they put them. She asked if people would be driving to the Township Building to charge their car as opposed to charging them at home. Ms. Friedman stated if she had an electric car and was at a Township meeting, she would plug in her car. Ms. Frick noted a community she is aware of in New Jersey that has them at Borough Hall and they are frequently used. Ms. Tyler asked if there is a charge for this; however, Ms. Frick did not know. Ms. Karen Friedman stated they would have to determine how this would be paid for. Ms. Friedman asked if they could include the statement even if they do not state how it would be implemented. Ms. Tyler stated they need to consider if there is a need for it, and if this will encourage people to buy more hybrid cars. Ms. Wolff stated it is mentioned in the Chapter that the local Government could be in the forefront on this issue and set an example for the rest of the community. Ms. Karen Friedman noted the Capstone Development; and noted that if a big building goes in there, she will ask for charging stations since she feels by the time it is built, there will be a need for this. She stated this is why she wants this in the Master Plan since she feels new developments should have charging stations since there will be electric cars.

Mr. Bush stated if there is a place where this can be recommended it would be good for private and public sites. He noted an area in New York where there were several charging stations downtown. He stated he assumes people were being charged for this. He stated possibly some of the spots in the Kohl's Shopping Center could be converted to charging stations.

Ms. Tyler asked if there is an idea of the number of hybrid cars in the Township. She added they have been available for some time, and she was under the impression that they did not have the impact that was anticipated. She also noted the possibility that the car industry is already working on new technology for operating vehicles. Mr. Bush stated they are working on cars that will be purely electric. Ms. Tyler asked if any other Bucks County Townships have these; however, Ms. Wolff did not know. Ms. Gail Friedman stated they are writing this Plan for a ten-year term, and this is their best guess as to one of the technologies of the future for which there will predictably be a need. Ms. Tyler asked if it is the hope that if they put in the electric charging stations that more people will buy a hybrid or are

they are trying to provide a service for the cars that exist or set an example through Municipal vehicles. She asked why the Municipality would incur the cost of installing a charging station. Ms. Wolff stated she feels it would be all of these reasons. Ms. Karen Friedman stated she feels it would be important for the Township to buy electric cars, and Ms. Tyler stated she feels this would depend on the cost. Ms. Tyler stated she is also concerned that the Township may be investing a significant amount in putting up charging stations, and there may only be a small number of electric cars in the Township. She stated she does agree they should include this in the Plan as something to look into. Mr. Bush stated Ms. Friedman is also talking about encouraging the private sector to do this as well. Ms. Tyler stated she agrees this would make a lot of sense in a corporate center. Ms. Gail Friedman stated one way to handle this would be to couch it as a recommendation that this be considered for private and public facilities. Ms. Tyler stated she feels the EAC should weigh in on this as well. Ms. Frick stated they should also find out how much others charge for this. Ms. Tyler asked if the new Court House in Doylestown incorporated this; and while Ms. Wolff did not know, she agreed to look into this further.

Mr. Bush stated this would be a recommendation only, and not a commitment of any sort. Ms. Karen Friedman stated she feels the need for this will evolve very quickly from research she has done.

Ms. Wolff stated the Transportation Section also discusses promoting the use of public transportation and car pooling which will help reduce reliance on the automobiles. She stated it is noted that there is a Park & Ride lot in the Township at I-95 north of the Borough. She asked if it is known if this is well used, and a number of Planning Commission members indicated that it is.

Ms. Wolff stated the rest of the Chapter highlights what the Township has accomplished which is a lot. She stated the Township has demonstrated a commitment to environmental awareness and planning for a sustainable future. She stated she feels a lot of this has to do with the EAC which is a strong, dedicated group. She stated this is also true of all the Township Officials since they are on board encouraging the EAC to do what they do. Ms. Wolff stated there is a list on the bottom of Page 2 which starts with projects that have been done since 2006. She stated in 2006 Lower Makefield became the first community in southeastern Pennsylvania to join the Pennsylvania Clean Energy Communities Campaign by committing to use 20 percent alternative energy by the year 2010; and she feels they did this well before 2010. Ms. Wolff stated they have also adopted a Low-Impact Development Ordinance, a Native Plant Ordinance, and joined the Cool Cities Program. She also noted the Farmers Market which is a great benefit to residents

and helps conserve energy. She stated the Township also did a Greenhouse Gas Inventory to calculate the Township's carbon footprint, and adopted a Green Building Code. She stated they also adopted the Lower Makefield Township Sustainability Action Plan.

Ms. Karen Friedman asked if they should make mention of the Pervious Paving Ordinance which is being considered or should this go in another Section.

Ms. Frick stated this Section does make reference to environmental awareness.

Ms. Karen Friedman stated this goes along with low-impact development.

Ms. Wolff agreed to add this to the list.

Ms. Wolff provided a copy this evening of the Lower Makefield Township Sustainability Action Plan. She stated it is very detailed and comprehensive. She stated the Plan contains action plan measures for different categories – building, transportation, land use, lighting, waste and recycling, agriculture and food, community outreach, and education and procurement practices. She stated within each category they have actions geared toward specific end users – residential, commercial, Municipal, and educational institutions. Ms. Wolff stated she did not go into details on this in the Master Plan because the Sustainability Action Plan is so detailed. She stated the recommendation is to continue to promote implementation of the Action Plan. She stated some of the recommendations are very broad based such as to promote use of renewable fuels, but they also get very detailed such as what type of lighting is recommended. Ms. Wolff stated the EAC was instrumental in developing this Action Plan. She stated the EAC has also been instrumental in keeping citizens up to date with various activities on the Website, and they periodically hold conferences and other information sessions on various topics.

Ms. Karen Friedman asked if Bucks County has any kind of award that could be given to the EAC which does so much for the Township. She stated the EAC writes Ordinances for the Township and spends a significant amount of their time helping the Township. She stated she feels they should be recognized. Ms. Tyler stated once the Master Plan is completed, she will advise the Board of Supervisors that the EAC was notable throughout the County; and she feels the Township should honor them in some way. Ms. Wolff stated she would also like to discuss this with Ms. Bush to see if there is a way that the County honors volunteer boards as well.

Ms. Wolff stated with regard to the Section on Future Needs and Recommendations for Action the first one is the implementation of the Sustainability Action Plan and they should continue to promote the implementation of the proposed actions identified. She stated the second item has to do with alternative-fuel vehicles and is where they have noted that they should consider installing electric auto charging

stations at Municipal facilities, and they will revise this somewhat based on the discussion this evening in terms of adding something about private properties. Item Three was noted which is Public Outreach – Continue to promote energy conservation and efficiency practices to residents and businesses through the use of educational material, social media, and planned information sessions; and this is something that the EAC has been doing, and they want them to continue this. Item Four is Landscaping – Encourage residents and businesses to research EPA's GreenScapes Landscaping Program and seize opportunities to implement cost efficient and environmentally-friendly solutions for landscaping.

Ms. Wolff stated when reviewing a Master Plan they look at recommendations of ways that Ordinances can be amended. She stated with regard to energy conservation, it is recommended that they encourage use of renewable energy sources such as wind and solar. She stated if the Township wants to go into more detail in the Energy Chapter, they could look at Ordinances and provide specific recommendations if they feel this is a way they want to proceed. Ms. Tyler stated the EAC has been working on a Solar Ordinance. She stated depending on how a house faces, an adjoining neighbor may not want to look at the solar panels. Mr. Bush stated this is also the case with regard to wind power as neighbors may not want to see that either, although he stated he does not feel the Township has sufficient wind to make that worthwhile. Ms. Tyler stated she feels the recommendation should always be that they are continuing to look at this.

Ms. Karen Friedman noted the Recommendations under Landscaping, and she suggested it state "Encourage residents and businesses to research EPA's GreenScapes Landscaping Program AND Low-Impact Development practices..." as this has to do with rain gardens, pavers, etc.

Ms. Wolff asked the Planning Commission if they feel this Energy Conservation Section should be its own Chapter, or should it be part of another Section. She stated some communities have put Energy under Natural Resources. Ms. Karen Friedman stated there is also Open Space and Conservation Planning. Ms. Tyler stated she feels it should stand on its own as she feels it is going to get more detailed in the future. Ms. Wolff stated having it stand on its own shows its importance.

Ms. Wolff noted the existing Land Use Map which she they had discussed previously and had been left with the Township in November. She stated there were some suggestions about this Map made previously. Ms. Wolff stated in the fall there was a suggestion that the title should be changed to Land Cover as opposed to Land Use. She stated this map was generated using aeriels, County Board of Assessment data, and information her office had on Development Plans. She stated when the County updated the County Plan in 2011, Land Use Maps for all the communities were created; and they try to keep them updated. She added that the County Land Use categories do not always coincide with the Municipalities Land Use categories.

Ms. Tyler brought out the Township's Land Use Map dated 2010 for comparison.

Ms. Frick noted an area adjacent to the Township Building which is shown as a vacant parcel abutting the Railroad, and she stated this is now Township-owned land and is considered part of the Municipal Complex and is not open space.

Ms. Wolff asked if they could be provided a copy of the Township's Land Use Map, and Ms. Tyler agreed to have this provided to her. Ms. Tyler asked if it would be helpful for the Township engineer to review the map provided by Ms. Wolff so that he could compare it to the Township's updated map for accuracy; and Ms. Wolff stated she feels it would be helpful as it should be as accurate as possible.

Ms. Karen Friedman asked about the term "vacant" on the County's Map; and Ms. Wolff stated she feels it means that it is undeveloped, and there is not an active use on it. Ms. Friedman asked if there is a way to state this rather than "vacant;" and Ms. Wolff stated she feels they should include the Land Use definitions in the Appendix. She stated there are three listed categories of Residential, and the definitions could explain what they each are. She also stated they do not have to use the County Map, and they should look at it to see how it compares to the Township's map.

Mr. Bush noted the island in the Delaware that is shown as "vacant," and he asked who owns this. Ms. Wolff stated she will have to check on this.

Ms. Frick noted a parcel in the north were Moon Nurseries was located adding this is no longer Commercial Use, and a Residential Development Plan has been submitted for this property which is currently at Preliminary Plan.

Ms. Wolff noted a parcel shown in red near Woodside Road and Lindenhurst Road, and Ms. Frick stated this parcel is owned by Thomas Minehart, and she questioned why it was listed as Commercial. It was suggested that it may be in red because he sells Christmas trees; but Ms. Frick stated there are a number of other parcels where Christmas trees are sold, and they are not shown in red.

Ms. Wolff stated she will have to change the Scammell's Corner designation on the map since this has been approved for Residential development.

Ms. Karen Friedman showed an area on the Plan going down the same side of the map as Scammell's Corner where it is shown in dark green with purple spots, and she asked what this is. Ms. Wolff stated those are townhouses or attached units (Villages of the Makefields); and the way the County does the Land Use Plan, if it is that type of Residential unit and there is land around the residences, the County

puts it into the Park and Recreation and Protected Open Space Plan.

Ms. Karen Friedman stated that is not accurate, and Ms. Wolff agreed and feels that is misleading. She noted a number of other areas like this in the Township including Sutphin Pines, and it is not really public open space. Ms. Wolff stated this would push up their open space acreage which is misleading.

Ms. Wolff noted a number of other areas in the Plan that she feels need to be changed on the County Map. Ms. Frick noted an area listed as “vacant” in the upper right hand corner which is the Brookshire Development which is currently under development and should be listed as single-family Residential.

Mr. Bush asked about a portion in the northern part of the Township shown as Mining and Manufacturing. Ms. Frick stated the Sun Pipeline is there, and they have a small station there.

Ms. Wolff stated because there are some concerns about the land being shown as open space which is part of a Residential Development, they could have a category which indicates it is Privately-Owned Common Land. She stated while it is not public open space, it is the common land for those in the development.

Mr. Fox asked what they do in other Municipalities, and Ms. Wolff stated she will have to look into this. Ms. Karen Friedman stated they are going to have to do this for all those developments that have Homeowners' Associations. Ms. Wolff stated they could also just list it as Multi-Family. Ms. Frick asked why Polo Run was listed as Multi-Family, but others were not listed that way. She noted Stonefield is Multi-Family, and is part of the Villages. Ms. Wolff stated it might be because Polo Run has larger buildings which does not seem to have as much space around each unit. Ms. Gail Friedman stated this is an artificial category they use. Ms. Frick stated they are showing one type of unit one way and the exact same type of unit another way. Ms. Frick stated she feels it is confusing, and Ms. Wolff agreed.

Ms. Tyler asked the purpose of the County Map in the Township's Ten Year Plan. Ms. Wolff stated the Plan does not currently have a Land Use Map. Ms. Tyler asked if the Township Map she provided this evening would be considered a Land Use Map, and Ms. Wolff stated there are different categories. Ms. Tyler asked what Ms. Wolff needs to get from the Township to get the Land Use Map up to date, and Ms. Wolff stated if they are provided the updated Township map that should be fine. Ms. Wolff stated this does not have to go in the Plan although most Municipalities have existing Land Use Maps in their Plans. Ms. Karen Friedman stated she feels the Map that the Township had gives an overview of the Township. Ms. Gail Friedman stated the purpose of the Land Use Map is to give a feel for the Township, and the Comprehensive Plan is a ten year Plan so a lot of Townships have existing Land Use Maps and a Future Land Use Plan so you can see the relationship. She stated in Lower Makefield this is not so crucial since the Township is nearly developed.

A portion shown in green near the Township Building was noted which is shown as Agricultural, and some Planning Commission members felt these were ball fields. Ms. Wolff stated she feels this is the Harris Tract. A ball field was identified which needs to be changed to Recreation.

Ms. Wolff stated if they do not feel that this document should be in the Plan because of questions as to how certain things are categorized, it does not have to be in the Plan. She stated having the Land Use Map as accurate as possible and then have GIS pull off the acreage is beneficial when trying to determine the percentages of different land uses and is helpful when looking at future land use.

Ms. Karen Friedman stated she feels since this is a Comprehensive Master Plan, this is a piece of information that should be included. Ms. Tyler asked if the numbers will be consistent with the Section on recreational space. Ms. Wolff stated she would not put the numbers on the map because in each Chapter there are acreages provided. She added that there is also a statement that open space may have different numbers, and there is an explanation as to why. Ms. Tyler asked if the Township should generate its own Land Use Map for their use, and Ms. Wolff stated she feels it would be good to have it be accurate. Ms. Gail Friedman stated Mr. Fedorchak had indicated that he was going to be working with the Township engineer to get an update. Ms. Wolff stated she believes he was referring to another map. Ms. Gail Friedman showed the map which she understood from Mr. Fedorchak was going to be updated. Ms. Karen Friedman noted the map will need a lot of work since it does not represent half of the last decade. Ms. Frick asked Ms. Wolff when they last used the map in a document, and Ms. Wolff stated it was not used in a Plan. She stated the County Comprehensive Plan generated Land Use Maps, and it is from 2011. She noted this information did not come from the Township. She stated while the Map was generated in 2011, their GIS is supposed to update certain things; however, she is not sure if it has been updated.

Ms. Frick asked if there is a category for religious institutions, and Ms. Wolff stated it would come under Institutional. Ms. Frick noted the parcel across from Scammell's Corner should be changed as it is a Church.

Ms. Tyler stated she feels they should ask the Township engineer to get the Township map updated, and then Ms. Wolff and Ms. Gail Friedman can review this with the engineer and Ms. Frick. Ms. Tyler agreed to discuss this with Mr. Fedorchak. She stated she feels it is up to the Township to provide the County with the most updated information. Ms. Karen Friedman stated she wants to have the most accurate final map and to do whatever is necessary to have that. Ms. Wolff stated she also feels the use categories should be how the Township wants them.

Ms. Wolff stated the Chapters they still have to review are Future Land Use and Current Planning and Zoning Policies. She stated there is a section on Township finances, and they were going to work that into the Future Land use. Ms. Frick stated they should discuss this with Mr. Fedorchak. Ms. Wolff stated she does not feel they can finalize Future Land Use by next month.

Ms. Gail Friedman stated in connection with the Future Land Use Section, they may want to consider if there are any areas of zoning that might need to be changed. Ms. Karen Friedman asked what it would take if they decided they wanted to change a Commercial area to Residential, and Ms. Gail Friedman stated if they wanted to do this a policy recommendation should be in the Plan. Ms. Tyler stated it would have to be a vacant area.

Ms. Frick noted the Shady Brook Farm parcel which is shown as Commercial. She stated they are in the Agricultural Security District. Ms. Gail Friedman stated she feels it is in the O/R District. Ms. Frick stated looking at the map, it gives it a false representation, and Ms. Tyler stated it makes it look like it could be a shopping mall. Ms. Gail Friedman stated there is agriculture going on, but there are other uses as well. The portion of Shady Brook which was sold off where the Hospital wanted to go was noted, and Ms. Frick stated that is shown as agricultural. Mr. Bush stated there is a difference between what it is Zoned for and what it is being used for.

Mr. Bush asked if there is a Zoning Map in the current Comprehensive Master Plan, and it was noted there was in the last Plan.

Ms. Tyler stated once this is in the Master Plan, they should include notations on both the Maps indicating that it is a Land Use Map and not a Zoning Map and refer back and forth along with a brief explanation so that someone looking at this will be able to distinguish between Zoning and Land Use.

Ms. Wolff asked if they have a Zoning Map in the Comprehensive Plan any time the Township changes the Zoning, it would not then be consistent. She stated they would have to revise the Zoning Map in the Comprehensive Plan. Ms. Frick stated to her knowledge the Township has not rezoned anything other than the RRP. Ms. Gail Friedman stated the Historic Overlay in a sense was a re-Zoning. Ms. Frick stated that is an option and nothing was re-Zoned.

There being no further business, Mr. Dickson moved, Mr. Pazdera seconded and it was unanimously carried to adjourn the meeting at 9:30 p.m.

Respectfully Submitted,

Dean Dickson, Secretary