



# Township of Lower Makefield

## Planning Commission

### 2015 Annual Report

Planning Commission Members:

- Dean Dickson, Chairman
- John Tracey, Vice-Chair
- William Clark, Secretary
- Dawn DiDonato-Burke
- Charles Halboth
- Dobby Dobson, Supervisor Liaison

The Planning Commission met ten times during 2015: twenty-four meetings were scheduled at the beginning of the year; fourteen were cancelled due to scheduling conflicts or lack of agenda items.

John Pazdera was elected chairman on January 12, 2015 and served in this position through the May 11, 2015 meeting. Dean Dickson was elected vice-chair at the reorganization meeting, on June 22, 2015 was elected chairman and served in this position for the remainder of the year. John Tracey served on the Commission, on June 22, 2015 was elected vice-chair and served in this position for the remainder of the year. William Clark served on the Commission for the entire year. Karen Friedman served on the Commission through the May 11, 2015 meeting. Dawn DiDonato-Burke joined the Planning Commission at the June 22, 2015 meeting, and served in this position for the remainder of the year. Charles Halboth was appointed to the Planning Commission, and served in this position for the remainder of the year.

During 2015, Steve Ware of Keystone Municipal Services served as the Township Planning and Zoning Administrator, Mark Eisold, Maryellen Saylor and Justin Geonnetti of Boucher & James served as the Township Engineer, and Nathan Fox and John Koopman of Begley, Carlin & Mandio served as the Township Solicitor for the Planning Commission.

During 2015, the Planning Commission recommended adoption of the Comprehensive Master Plan Update, and reviewed and discussed two (2) proposed Zoning Ordinance Amendments; one (1) to the O/R (Office/Research) Zoning District and one (1) to the HARB. No amendments were recommended to the Township Zoning Ordinance, or Subdivision and Land Development Ordinance during 2015.

The Planning Commission held a Joint Workshop with members of the Historical Architectural Review Board (HARB) to discuss the development of the Historic Edgewood Village and other historic properties in danger of demolition.

The Lower Makefield Township Planning Commission reviewed and discussed the following development projects during 2015:

Plan #	Project Name	Type	Description	Status/Action
646	Cameron Troilo in Edgewood Village <i>Yardley-Langhorne &amp; Edgewood Roads</i>	Sketch Plan	6,400 SF Restaurant & Retail Building with 3 Apartments and 79 parking spaces	Discussion only
648	Pennsbury Middle School Campus <i>Makefield, Big Oak &amp; Derbyshire Roads</i>	Sketch Plan	Renovations to Pennwood Middle School, modifications to campus master plan	Discussion only
629	Moon Nurseries <i>Quarry Road</i>	Major Subdivision	Subdivide 29 acres into 15 single-family building lots	5-0 Vote for Final Approval
638	Estates at Chanticleer (Peters) <i>1709, 1707, and 1701 Dyers Lane</i>	Subdivision Lot Line Change	Lot Line Change involving 3 single-family residential lots	5-0 Vote for Preliminary/Final Approval
612A	Saint Ignatius Church <i>Sandy Run Road</i>	Major Subdivision	Subdivide 29 acres into 8 single-family building lots	3-0 Vote for Final Approval
642	Kaplan Tract <i>1561 Dolington Road</i>	Sketch Plan	Subdivide 5 acres into 2 lots	Discussion only
647	Dobry Road Retail <i>Dobry Road &amp; Oxford Valley Road</i>	Sketch Plan	1 Restaurant & 1 Retail Building (5,525 SF & 6,800 SF) with a drive-through window with parking spaces on 2.75 acres	Discussion only

The following is a summary of items discussed and actions taken at each meeting during 2015:

[January 12, 2015](#)

Reorganization

Cameron Troilo (Tax Parcel 20-16-64 & 20-16-65) Informal Sketch Plan – Discussion Only

Comprehensive Master Plan Update – Discussion Only

[February 9, 2015](#)

Draft HARB Ordinance Amendment – Discussion Only

Comprehensive Master Plan Update – Discussion Only

[February 23, 2015](#)

Comprehensive Master Plan Update Final Text – Discussion Only

[March 9, 2015](#)

Pennsbury Middle School Renovations and Campus Plan Informal Presentation – Discussion Only

Comprehensive Master Plan Update – 4-0 Vote for Adoption by the Board of Supervisors

[March 23, 2015](#)

Moon Nurseries Tract Final Subdivision Plan – 5-0 Vote for Approval by the Board of Supervisors

[April 27, 2015](#)

Estates at Chanticleer (Jason Peters) Preliminary/Final Plan Lot Line Change – 5-0 Vote for Approval by the Board of Supervisors

[May 11, 2015](#)

Joint Workshop with HARB – Discussion Only

[June 22, 2015](#)

Reorganization

Saint Ignatius Church Final Major Subdivision Plan – 3-0 Vote for Approval by the Board of Supervisors  
Other Business: Discussion of Edgewood Village building demolitions

[July 13, 2015](#)

Kaplan Minor Subdivision (1561 Dolington Road) Sketch Plan – Discussion Only

Dobry Road Retail Site (Northwest Corner of Dobry Road and Oxford Valley Road) Sketch Plan – Discussion Only

[November 9, 2015](#)

Proposed Zoning Ordinance Amendment OR-Office Research Zoning District– Discussion Only

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