



Township of Lower Makefield

Planning Commission 2017 Annual Report

Planning Commission Members:

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

The Planning Commission met fourteen times during 2017: twenty-four meetings were scheduled at the beginning of the year; ten were cancelled due to holidays or lack of agenda items.

John Tracey was elected chairman on January 9, 2017 and Dawn DiDonato-Burke was elected vice-chair at the reorganization meeting. Chad Wallace, Charles Halboth and Craig Bryson served on the Commission.

During 2017, Steve Ware of Keystone Municipal Services served as the Township Planning and Zoning Administrator in January and the first meeting in February, Jim Majewski served as the Township Director of Planning and Zoning for the remainder of the year; 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. Jeffrey Benedetto served as the Board of Supervisors Liaison for the entire year.

The Planning Commission reviewed and recommended approval of proposed Zoning Ordinance Amendments to impervious surface requirements, fencing, expiration of variances, and accessible parking; reviewed and recommended approval of proposed changes to property maintenance and Building Code references in the Township Code; and reviewed and discussed amendments to the draft Township Comprehensive Plan update.

The Planning Commission heard a presentation of the Yardley Borough Act 537 Plan by the Township Sewer Engineer and recommended that the Plan be advertised for public review and comment subject to the approval of the Sewer Authority.

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

Plan #	Project Name	Type	Description	Status/Action
659	Hildebrand <i>Big Oak Road & Stony Hill Road</i>	Minor Subdivision	Subdivide 10 acres into 2 lots for purchase of the 8.5 acre parcel by Lower Makefield Township	4-0 Vote for Preliminary/Final Approval
642	Kaplan Tract <i>Dolington Road</i>	Minor Subdivision	Subdivide 5 acres into 2 lots	4-0 Vote for Preliminary/Final Approval
658	Snipes Tract Athletic Fields <i>Dolington Road & Quarry Road</i>	Land Development	3 large & 1 small multi-purpose athletic fields, skate park, concession/restroom building, 160 parking spaces	4-1 Vote for Preliminary/Final Approval with conditions
652	Artis Senior Living LLC <i>Stony Hill Road</i>	Land Development	72 bed memory care facility with 43 parking spaces	5-0 Vote for Preliminary/Final Approval
651	Matrix Residential Amended Plan <i>Big Oak Road</i>	Planning Modules	62 single-family attached Age-Qualified dwellings	5-0 Vote for Approval
562	Dogwood Drive (aka Harmony Lane) <i>Dogwood Drive</i>	Major Subdivision	5 single-family residential building lots	3-0 Vote for Preliminary Approval

The following is a summary of items discussed and actions taken at each meeting during 2017:

[January 9, 2017](#)

Reorganization

[January 23, 2017](#)

Kaplan Preliminary/Final Minor Subdivision Plan – 4-0 Vote for Approval by the Board of Supervisors
 Artis Senior Living Preliminary Land Development Plan – Discussion Only
 Comprehensive Plan Additional Recommendations – Discussion Only
 R-2 Residential District Discussion of Modifications – Discussion Only

[February 13, 2017](#)

Comprehensive Plan Additional Recommendations – Discussion Only

[February 27, 2017](#)

Hildebrand Preliminary/Final Minor Subdivision Plan – 4-0 Vote for Approval by the Board of Supervisors
 Comprehensive Plan Update – Discussion Only

[March 13, 2017](#)

Comprehensive Plan Update – Discussion Only

[April 10, 2017](#)

Comprehensive Plan Update – Discussion Only

Discussion of Snipes Tract and Cancellation of April 24th Meeting

[May 8, 2017](#)

Snipes Tract Athletic Fields Preliminary/Final Land Development Plan – Discussion Only

Artis Senior Living Preliminary/Final Land Development Plan – 5-0 Vote for Approval by the Board of Supervisors

[May 22, 2017](#)

Snipes Tract Athletic Fields Preliminary/Final Land Development Plan – 4-1 Vote for Approval with modifications by the Board of Supervisors

[June 12, 2017](#)

Matrix Lower Makefield Residential, L.P. Planning Module Component 4a – 5-0 Vote for Approval by the Board of Supervisors

[July 10, 2017](#)

Dogwood Drive Preliminary Subdivision Plan - 3-0 Vote for Approval by the Board of Supervisors

[August 28, 2017](#)

Discussion of Ordinance Amendment Process – Discussion Only

[September 11, 2017](#)

Discussion of Ordinance Amendments – Discussion Only

[September 25, 2017](#)

Yardley Borough Act 537 Plan – 4-0 vote to recommend advertisement of Plan subject to approval by the Sewer Authority

Zoning Ordinance Amendments – 3-1 vote for approval by Board of Supervisors of impervious surface changes and 4-0 vote for approval by Board of Supervisors of all other changes

[October 23, 2017](#)

Ordinance Amendments – 5-0 vote for approval by Board of Supervisors of changes

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