



Township of Lower Makefield

Planning Commission

2018 Annual Report

Planning Commission Members:

- Dawn DiDonato-Burke, Vice-Chair
- Chad Wallace, Secretary
- Charles Halboth
- Craig Bryson
- Daniel Grenier, Supervisor Liaison

The Planning Commission met twelve times during 2018: twenty-four meetings were scheduled at the beginning of the year; twelve were cancelled due to holidays or lack of agenda items.

John Tracey was elected chair and served in this position until September 3, 2018, Dawn DiDonato-Burke was elected vice-chair, and Chad Wallace was elected secretary at the reorganization meeting on January 22, 2018. Charles Halboth and Craig Bryson served on the Commission.

Jim Majewski served as the Township Director of Planning and Zoning; Andrew Pockl of Remington & Vernick served as the Township Engineer; and Barbara Kirk of Hill Wallack served as the Township Solicitor for the Planning Commission. Daniel Grenier served as the Board of Supervisors Liaison.

During 2018, the Planning Commission recommended adoption of the Comprehensive Master Plan Update, recommended adoption of the Act 537 Plan Special Study for the Neshaminy Interceptor, and sent a support letter for the Stackhouse Pump Station Grant Application.

The Planning Commission also reviewed and recommended approval of amendments to SALDO notice, submission, design criteria and tree replacement requirements, the property maintenance code, and adoption of a Heritage Tree ordinance.

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

Plan #	Project Name	Type	Description	Status/Action
562	Dogwood Drive (aka Harmony Lane) <i>Dogwood Drive</i>	Major Subdivision	5 single-family residential building lots	4-1 Vote for Final Approval
660	Octagon Center – Office Condo Phase II <i>Big Oak Road</i>	Land Development	4,500 sq. ft. office building (formerly a Dunkin’ Donuts w/ drive-thru window) & a 11,909 sq. ft. Day Care Center located adjacent to Lower Bucks Pediatrics, with 114 total parking spaces	2-2 Vote for Preliminary Approval
662	Widenmeyer Minor Subdivision /Lot Line Change <i>1085 Reading Avenue</i>	Lot Line Change / Minor Subdivision	Change Lot Line between parcels to have a 1.10 acre lot and a 10.06 acre lot. No new lots will be created.	4-0 Vote for Final Approval
663	Caddis Healthcare Real Estate Assisted Living Facility (aka Heartis Village at Yardley) <i>Dobry Road and Oxford Valley Road</i>	Land Development / Lot Line Change	2-story, 98-bed Assisted Living and Memory Care facility (95,587 square foot gross floor area), 71 parking spaces	3-2 Vote for Preliminary Approval 4-0 Vote for Final Approval
664	Fieldstone (Harris Tract) <i>Edgewood Rd</i>	Sketch Plan	32 lot or 36 lot single-family residential building lots	Discussion Only
665	Weldon Homes LLC <i>1273 Lindenhurst Road</i>	Sketch Plan	Subdivide a 3.03-acre lot containing an existing stone dwelling and stone barn into 3 single-family residential lots (creating 2 new building lots)	Discussion Only

The following is a summary of items discussed and actions taken at each meeting during 2018:

January 22, 2018

Reorganization

Dogwood Drive Final Subdivision Plan - 4-1 Vote for Approval by the Board of Supervisors

Octagon Center Office Condo Phase II Preliminary Land Development Plan - Discussion Only

Caddis Assisted Living Facility (Heartis Village at Yardley) Informal Sketch Plan - Discussion Only

Fieldstone (Aka Harris Tract) 32 Lot & 36 Lot Subdivision Informal Sketch Plan - Discussion Only

2017 Planning Commission Annual Report – Tabled

February 12, 2018

Stackhouse Pump Station Grant Application – 4-0 Vote to send letter of support

Widenmeyer Minor Subdivision /Lot Line Change – 4-0 Vote for Approval by the Board of Supervisors

Discussion of Ordinance Amendments SALDO Requirements – Discussion Only

2017 Planning Commission Annual Report – Accepted

[February 26, 2018](#)

Act 537 Plan Special Study for the Neshaminy Interceptor - Discussion Only
Discussion of Ordinance Amendments – Discussion Only

[March 12, 2018](#)

Act 537 Plan Special Study for the Neshaminy Interceptor - 3-0 Vote for Approval by the Board of Supervisors

[April 9, 2018](#)

Octagon Center Office Condo Phase II Preliminary Land Development Plan - 3-1 Vote for Approval by the Board of Supervisors
Comprehensive Master Plan - Updated Sewer and Traffic Recommendations – Discussion Only

[April 23, 2018](#)

Comprehensive Master Plan – Updated Sewer and Traffic Recommendations and Eliminate Paragraph 1 of the Implementation Section - 4-0 Vote for Approval by the Board of Supervisors
Ordinance Amendments – SALDO Notice Requirements - 4-0 Vote for Approval by the Board of Supervisors

[May 14, 2018](#)

Caddis Assisted Living Facility (Heartis Village at Yardley) Preliminary Land Development Plan / Lot Line Change - 3-2 Vote for Approval by the Board of Supervisors

[September 24, 2018](#)

Ordinance Amendments for Tree Replacement, SALDO Submission, SALDO sewer connections, and Property Maintenance Code requirements - 4-0 Vote for Approval by the Board of Supervisors

[October 8, 2018](#)

Caddis Assisted Living Facility (Heartis Village at Yardley) Final Land Development Plan / Lot Line Change - 4-0 Vote for Approval by the Board of Supervisors

[October 22, 2018](#)

Ordinance Amendments for SALDO design criteria - 4-0 Vote for Approval by the Board of Supervisors
Heritage Tree Ordinance – Discussion Only

[November 26, 2018](#)

Octagon Center Office Condo Phase II Revised Preliminary Land Development Plan (Dunkin' Donuts replaced with an office building) - 2-2 (motion failed) to recommend approval and 2-2 (motion failed) to continue the meeting to December 10th.
Weldon Homes – Informal Sketch Plan - Discussion Only

[December 10, 2018](#)

Heritage Tree Ordinance - 4-0 Vote for Approval by the Board of Supervisors

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