



Township of Lower Makefield

Planning Commission

2019 Annual Report

Planning Commission Members:

- Chad Wallace, Chair
- Craig Bryson, Vice Chair
- Ross Bruch, Secretary
- Anthony Bush
- Adrian Costello
- John Lewis, Supervisor Liaison

The Planning Commission met ten times during 2019: twenty-four meetings were scheduled at the beginning of the year; fourteen were cancelled due to holidays or lack of agenda items.

Chad Wallace was elected chair, Craig Bryson was elected vice-chair, and Charles Halboth was elected secretary at the reorganization meeting on January 14, 2019. Dawn DiDonato-Burke served on the Commission until May 13, 2019. Charles Halboth served on the Commission until August 12, 2019. Ross Bruch was elected secretary on September 9, 2019. Anthony Bush and Adrian Costello also 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 and David Truelove of Hill Wallack served as the Township Solicitor for the Planning Commission. John Lewis served as the Board of Supervisors Liaison.

During 2019, the Planning Commission recommended adoption of the 2019 Comprehensive Master Plan Update. The Master Plan was adopted by the Board of Supervisors on August 7, 2019. The Planning Commission informally discussed a Petition for Amendment to the Zoning Ordinance and Map to Create a Mixed-Use (Mu) Overlay District within the Office Research (OR) Zoning District.

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

Plan #	Project Name	Type	Description	Status/Action
643	Erin Development 1685 Dobry Road <i>Dobry Road</i>	Major Subdivision	76 single-family attached dwelling Age-Qualified Community	3-0 Vote for Preliminary Approval
666	Eric Renfors & George Schott TLY 670 LLC <i>670 Stony Hill Road</i>	Special Exception Recommendation to Zoning Hearing Board	Proposed use of 2,040 sq. ft. of existing space within the Lower Makefield Shopping Center for a Learning Center for computer coding and game building	4-0 Vote for Approval

667	Shady Brook Investors (fka Capstone Terrace) <i>Stony Hill Road at Township Line Road</i>	Special Exception Recommendation to Zoning Hearing Board	Proposed use for a 125,775 square foot single story warehouse building with 252 parking spaces & 45 truck loading bays	No recommendation
668	Lower Makefield Corporate Center North Campus <i>Stony Hill Road at Route 332</i>	Land Development	Proposed reconfiguration of central parking area to create a courtyard that increases green space, outdoor gathering spaces, reduces parking spaces, traffic calming elements, and improved pedestrian circulation.	3-0 Vote for Preliminary / Final Approval
669	Lower Makefield Corporate Center South Campus <i>Township Line Road at Stony Hill Road</i>	Land Development	Proposed reconfiguration of front parking area to create a courtyard near the pond that increases green space, outdoor gathering spaces, reduces parking spaces, traffic calming elements, and improved pedestrian circulation.	3-0 Vote for Preliminary / Final Approval
671	Pennsylvania American Water Company Booster Pump Station <i>Quarry Road opposite Creamery Road</i>	Special Exception Recommendation to Zoning Hearing Board	Proposed Utility use for the installation of a 30' x 13' above ground water booster pump station building to replace the existing underground pump station	5-0 Vote for Approval

The following is a summary of items discussed and actions taken at each meeting during 2019:

[January 14, 2019](#)

Reorganization

201 Planning Commission Annual Report – Accepted

[March 11, 2019](#)

Discussion of Zoning Ordinance Amendments – Discussion Only

[March 25, 2019](#)

Eric Renfors & George Schott TLY 670 LLC Special Exception – 4-0 vote for approval by Zoning Hearing Board
Shady Brook Investors Special Exception – No recommendation to Zoning Hearing Board

[May 13, 2019](#)

Comprehensive Master Plan Final Draft – 3-0 vote for Approval by the Board of Supervisors

[July 22, 2019](#)

Prickett Preserve at Edgewood Mixed-Use Presentation – 4-0 Vote to recommend submission of a Revised Proposed Ordinance by the Applicant and continue it to August 12th

[August 12, 2019](#)

Lower Makefield Corporate Center North Campus Preliminary/Final Land Development Plan - continued
Lower Makefield Corporate Center South Campus Preliminary/Final Land Development Plan – continued
Petition for Amendment to the Zoning Ordinance and Map to Create a Mixed-Use (Mu) Overlay District within the Office Research (OR) Zoning District – Discussion Only

[September 9, 2019](#)

Appoint Ross Bruch as Secretary of the Planning Commission
Petition for Amendment to the Zoning Ordinance and Map to Create a Mixed-Use (Mu) Overlay District within the Office Research (OR) Zoning District – Discussion Only

[September 23, 2019](#)

Petition for Amendment to the Zoning Ordinance and Map to Create a Mixed-Use (Mu) Overlay District within the Office Research (OR) Zoning District - Informal 4-1 Vote for Approval by the Board of Supervisors

[October 7, 2019](#)

Lower Makefield Corporate Center North Campus Preliminary/Final Land Development Plan – 3-0 Vote for Approval by the Board of Supervisors
Lower Makefield Corporate Center South Campus Preliminary/Final Land Development Plan – 3-0 Vote for Erin Development Dobry Road Preliminary Subdivision Plan - 3-0 Vote for Approval by the Board of Supervisors

[October 28, 2019](#)

Pennsylvania American Water Company Quarry Road Booster Pump Station Replacement Special Exception - 5-0 vote for approval by Zoning Hearing Board

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