



Township of Lower Makefield

Planning Commission

2012 Annual Report

Planning Commission Members:

- Dean Dickson, Chair
- Tony Bush, Vice-Chair
- Karen Friedman, Secretary
- Mark Fried
- John Pazdera
- Dobby Dobson, Supervisor Liaison

The following is a summary of items discussed and actions taken by the Lower Makefield Township Planning Commission at each meeting during 2012:

[January 9, 2012](#)

Reorganization: Election of Officers

#614 – Wells Fargo Bank (Edgewood Village Shopping Center) Approval of Preliminary/Final Land Development Plan - 3-0 Vote for Approval by the Board of Supervisors

#613-A – New Cingular Wireless PCS, LLC DBA AT&T – Approval of Conditional Use Application – T.P.N.

20-16-41-5 – Stony Hill Road - 3-0 Vote for Approval by the Board of Supervisors

[January 23, 2012](#)

#618 – Discussion and Motion Regarding Proposed Minor Subdivision of Township Owned Parcel T.P.N. 20-34-20-6 Located Off Oxford Valley Road - 4-0 Vote for Denial by the Board of Supervisors

#438-P – Discussion and Approval of Preliminary/Final Plan for Grace Point Church Parking Lot Modification/Improvements Washington Crossing Road - 4-0 Vote for Approval by the Board of Supervisors

Informal Sketch Plan Discussion – Richard E. Brown, Architect T.P.N. 20-14-6 – 1761 Yardley-Langhorne Road

[February 13, 2012](#)

#616-A – New Cingular Wireless Pcs, LLC DBA AT&T – Discussion and Recommendation of Approval of Conditional Use Application - 4-0 Vote for Approval by the Board of Supervisors

#560-A – Ferri Tract aka Freeman's Farm @ Makefield Preliminary Plan Discussion and Recommendation - 4-0 Vote for Approval by the Board of Supervisors

[April 23, 2012](#)

#618-A – New Cingular Wireless Pcs, LLC DBA AT&T - T.P.N. 20-32-2 – Old Oxford Valley Road Conditional Use Approval - 5-0 Vote for Approval by the Board of Supervisors

#569-S.A. – Scammell's Corner Preliminary Plan Discussion and Extension

May 12, 2012

#619 – Discussion and Approval of Preliminary/Final Plan Bright Farms Greenhouse on the Patterson Farm Land Development - 4-0 Vote for Approval by the Board of Supervisors

#438/#438-P – Grace Point Church – Sewer Planning Modules – signed by PC

June 11, 2012

ZHB Appeal #12-1632 – Manor Care of Yardley Pa, LLC – Discussion and Recommendation of Special Exception to Permit the Construction of Three Additions to Existing Buildings to Accommodate an Increase of Twenty Beds and a Physical Therapy Suite - 4-0 Vote for Approval by the ZHB

#569-S.A. – Scammell's Corner – Preliminary Plan Discussion and Approval - 4-0 Vote for Approval by the Board of Supervisors

September 24, 2012

Discussion and Approval of ZHB Appeal #12-1652 – Newtown Office Development IV, L.P. Application to the Zoning Hearing Board Includes a Request for a Special Exception, Pursuant To Section 200-48.B.(3), to Permit a Medical Office Use in 3,651 Square Feet of Vacant Space in an Existing Building (Dunkin Donuts – 2,585 & 3,651 – Currently Vacant) - 3-0 Vote for Approval by the ZHB

November 26, 2012

#620 – Discussion and Approval of Hoch Property – Preliminary/Final Minor Subdivision/Lot Line Change - 4-0 Vote for Approval by the Board of Supervisors

#340-B – Manor Care Sketch Plan – Discussion Only

#608-A – Discussion of Samost Tract Ballfields – Preliminary/ Final Land Development Plan

December 17, 2012

#608-A – Approval of Samost Tract Ball Fields Preliminary/Final Land Development Plan - 5-0 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.