



# Township of Lower Makefield

## Planning Commission

### 2024 Planning Report

Planning Commission Members:        Adrian Costello  
                                                         Anthony Bush  
                                                         Tejinder Gill  
                                                         Colin Coyle  
                                                         John DeLorenzo

The Planning Commission met thirteen times during 2024.

Tony Bush was elected chair, Tejinder Gill was elected vice-chair, and Colin Coyle was elected secretary at the reorganization meeting on January 8, 2024. John DeLorenzo and Adrian Costello also served on the commission.

Jim Majewski served as the Township Community Development Director and Dan McLoone served as Township Community Planner; Paul DeFiore/Patrick Foley of Remington & Vernick served as the Township Engineer; Barbara Kirk of Hill Wallack and Maureen Burke Carlton of Curtin & Heefner served as the Township Solicitor for the Planning Commission. John Lewis served as the Board of Supervisors Liaison.

During 2024, the Planning Commission reviewed one sketch plan, two special exceptions, and one minor subdivision.

The Commission also made recommendations for: Sewage Facilities Planning Modules Component 4A/Municipal Planning Agency Review for two subdivisions, amending the definition of open space, amending the Wireless Communications Facilities Ordinance, updates to Tree Bank Ordinance (SALDO), amendments to Proposed Stormwater Management Ordinance, amendments to the Accessory Structure Ordinance, amendments to ZHB notice ordinance, approval of a conditional use for 748 Stony Hill, and Zoning Amendments to Create a Historic Structures Demolition Ordinance. The PC also provided comments for the Newtown Area Joint Comprehensive Plan.

The Lower Makefield Township Planning Commission reviewed the following subdivision and land development:

<b>Plan #</b>	<b>Project Name</b>	<b>Type</b>	<b>Description</b>	<b>Status/Action</b>
690	Timko-Noyes	Minor Subdivision	Proposed plan to subdivide a 4.175-acre lot into 2 single-family residential lots.	3-0 Vote for Approval, 2 Absent

The following is a summary of items discussed and actions taken at each meeting during 2024:

January 8, 2024

- Reorganization
- Discussion of Amendment to Ordinance Amending the Definition of Open Space – 5-0 Vote for Approval
- Discussion of Amended Wireless Communications Facilities Ordinance
- Annual Report

February 12, 2024

- Sewage Facilities Planning Modules Component 4A – 1273 Lindenhurst Road Subdivision
- Model Sustainable and Renewable Energy Ordinance Discussion

March 11, 2024

- Minor Subdivision – Timko-Noyes Subdivision – 3-0 Vote for Approval, 2 Absent
- Model Sustainable and Renewable Energy Ordinance Discussion
- Update to Tree Bank Ordinance (SALDO) – 3-0 Vote for Approval, 2 Absent
- Proposed Stormwater Management Ordinance Amendments – 3-0 Vote for Approval, 2 Absent

April 8, 2024

- Newtown Area Joint Comprehensive Plan Comments – 3-0 Vote for Recommendations, 2 Absent

May 13, 2024

- Commercial Sign Ordinance Discussion
- Accessory Structure Ordinance Discussion

June 10, 2024

- Accessory Structure Ordinance Discussion
- Stormwater Management Ordinance Amendments/Discussion with EAC

July 8, 2024

- Accessory Structure Ordinance Discussion – 4-0 Vote for Approval, 1 Absent

August 12, 2024

- Updated ZHB Notice Ordinance – 4-0 Vote for Approval, 1 Absent
- Special Exception – Expansion of Existing Medical Use – 777 Township Line Road – 3-0 Vote for Approval, 1 Abstain, 1 Absent
- Updated Sign Ordinance Draft Discussion

August 26, 2024

- Special Exception – Trade or Commercial School – 301 Oxford Valley Road Suite 601A (Code Ninjas) – 4-0 Vote for Approval, 1 Absent

September 9, 2024

- Updated Wireless Communications Facilities Ordinance Discussion

October 7, 2024

- Updated Wireless Communications Facilities Ordinance Discussion – 4-0 Vote for Approval, 1 Absent
- Sewage Facilities Planning Modules Component 4A – 1511 Lindenhurst Minor Subdivision

October 30, 2024

- Conditional Use – 748 Stony Hill Road (K9) – 5-0 Vote for Approval

December 9, 2024

- Sketch Plan- 136 Old Oxford Valley Road (Trinity Realty Companies)
- Proposed Zoning Amendments to Create a Historic Structures Demolition Ordinance – 5-0 Vote for Approval

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