



Township of Lower Makefield

Planning Commission Agenda

November 13, 2025 at 7:30 P.M.

The [Planning Commission](#) meeting will be a hybrid meeting where residents can participate virtually from home or in person at the township building. Public Comment will be available in person or by phone when the chair calls for public comment.

- 1.) Dial **646 876 9923**
- 2.) Enter meeting ID **2672741100#** when prompted
- 3.) Click # when prompted to enter participant ID

You can view the meeting in real time on *Verizon channel 2120* or *Comcast channel 22*.

You can view the meeting in the following formats but there will be a slight delay:

Facebook: <https://www.facebook.com/LowerMakefieldTownship/>

YouTube: <https://www.youtube.com/channel/UCOq0e9VmBEZppWBFJbI9uAA>

1. CALL TO ORDER
2. APPROVAL OF MINUTES FROM THE 9/8/2025 & 10/7/25 MEETINGS
3. **APPEAL Z-25-26** – 194 River Road Washington Crossing, Pa 18977
Tax Parcel 20-028-068 - R-RP Residential-Resource Protection
Planning Commission Advisory Recommendation on a Special Exception Request for reconstruction of a nonconforming structure which would lead to a greater than 50% increase in volume or area from the existing nonconforming structure (200-86.B.(3)(b)) in accordance with the standards set forth in Section 200-98 of the Lower Makefield Township Zoning Ordinance.
4. DRAFT RENEWABLE ENERGY ORDINANCE
5. [MORRISVILLE SEWAGE FACILITIES MANAGEMENT \(ACT 537\) PLAN](#)
6. ADJOURNMENT