

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – July 23, 2026

1. Call to Order – Mr. Steadman, Chair, called the meeting to order at 6:00 p.m.

A. Attendees – Dennis Steadman, Chair, Fred Childs, Secretary, Ron Schmid, Member

Absent – Joe Camaratta, Member, Jennifer Stark, Member, Colin Coyle, Supervisor Liaison

2. Review and Approval of the June 11, 2026 Minutes – Mr. Childs

FORMAL ACTION: Mr. Schmid moved, Mr. Steadman seconded and it was unanimously carried to approve the June 11, 2026 Minutes.

3. Community Value Assessment Survey Results – Mr. Schmid

Mr. Schmid presented the Survey results highlighting the overwhelming support for historic preservation in Lower Makefield Township. Key findings include: 90% of respondents were from Lower Makefield, 62% prioritize historic preservation over other amenities, and 67% believe it is very important for the Government to invest in maintaining historic sites. Mr. Schmid stated the survey results emphasized the importance of historic preservation to community identity and cultural character. Residents support stronger preservation tools and protections but prefer maintaining historic resources without compromising other Township services.

Mr. Steadman stated the survey results align with the Committee's recommended Master Plan, which calls for nonprofit and public funding.

Mr. Childs asked about the survey results' availability on the Township Website, and Mr. Schmid confirmed that they are on the Township Facebook page.

4. Subcommittee Updates

A. Structures & Environment – Mr. Childs, Ms. Stark

- i. PA LSA Grant Project – Mr. Childs stated the Township solicited proposals for repairs to 5 buildings including the Janney-Brown House and buildings in that area. Interviews are scheduled for two of those firms and he and Ms. Stark will be in attendance at those interviews, and they will report back to the Committee.
- ii. Satterthwaite Farmstead Phase 2 Painting – Mr. Childs stated a proposal was received from a painting company that did prior work at the Farm. This project is for painting and minimal repairs to the Satterthwaite farmhouse, the small garage, and the equipment barn.

FORMAL ACTION: Mr. Childs moved, Mr. Schmid seconded and it was unanimously carried to recommend to the Township to proceed with the painting as proposed.
- iii. PFP Shutter Proposal – Mr. Steadman stated the Township is awaiting a Memorandum of Understanding (MOU) from the Township Solicitor to be agreed upon with Patterson Farm Preservation (PFP) for renovating the shutters on the Satterthwaite farmhouse. A draft of the MOU is expected within the coming week. Mr. Childs noted that the painting contractor may remove the shutters for PFP; and depending on the building's condition, the renovated shutters may need to be stored until further repairs to the building are done.
- iv. ESA Phase II Project – Mr. Childs reported that the EPA funding for the Environmental Safety Assessment Phase II Project was not forthcoming. Mr. Steadman stated Mr. Kratzer has advised that there are no other funding sources available, and the Township will need to fund it.

FORMAL ACTION: Mr. Steadman moved, Mr. Childs seconded and it was unanimously carried that the Committee recommends to the Board of Supervisors that Lower Makefield Township fund this work ASAP as it is an absolute requirement and is in “front of the line” on execution of the Master Plan.

B. Community Communications – Mr. Schmid

Mr. Schmid discussed the Township's Community Engagement and Communication Survey to improve information dissemination. He stated the Patterson Farm Master Plan Implementation Committee is proposing a proactive social media outreach campaign to educate and engage the community on the historic and agricultural heritage of Patterson Farm. The campaign will focus on farming productivity, preserving historic structures, and the Farm's role as a source of inspiration for art and community activities. The Township and the Committee will develop an editorial calendar and metrics to measure the campaign's success.

Mr. Schmid stated the Township's Newsletters comes out in October, and the Committee will need to provide content by August 6 to be included in that Newsletter. Mr. Childs stated it would be useful to summarize what has been accomplished to date and what is being planned.

C. National Registry Submission – Mr. Camaratta

Mr. Steadman announced that the State Historic Preservation Office (SHPO) has confirmed the nomination of Patterson Farm for the National Register of Historic Places will be presented at their next meeting on September 15. It is anticipated that the SHPO will recommend that the Thomas Janney Historic Agricultural District be placed on the National Register of Historic Places. He stated the nomination highlights Patterson Farm's historical importance due to its continuous adaptation and change over 350 years. The Committee discussed the importance of the National Register recognition and the historical significance of Patterson Farm.

D. Non-Profit & Funding – Mr. Camaratta, Mr. Schmid, Mr. Steadman

Mr. Steadman stated the Township is not ready to initiate a lease agreement with a non-profit at this time and are focused on maximizing the use of the funds received from the LSA Grant.

5. Other Business

There was discussion about the need for another member on the Committee following the resignation of Mr. Solor who moved out of the Township.

Mr. Steadman stated that he discussed with Township Manager David Kratzer the option of seeking someone from outside the township to fill the role of a subject matter expert (SME) on historic preservation and building restoration.

6. Public Comment

There was no one wishing to make public comment at this time.

7. Review of Assignments and Future Schedule – Mr. Childs

- A. The next meeting of the Committee is scheduled for Thursday, August 27
- B. Mr. Childs – Draft the recommendation to the Township for going forward with the Phase 2 painting project for the Satterthwaite farmstead.
- C. Mr. Steadman – Draft the recommendation about the ESA Phase II project with Township funding
- D. All – Provide input and ideas to Mr. Steadman and Mr. Schmid about possible content for the next Township Newsletter.
- E. Mr. Childs – Provide feedback to the Committee members following the interviews with the two bidders for the design and engineering of the LSA project.
- F. Mr. Steadman – Follow-up with Mr. Kratzer regarding potential membership of a Subject Matter Expert.

There being no further business, Mr. Steadman moved, Mr. Schmid seconded and it was unanimously carried to adjourn the meeting at 6:50 p.m.

Respectfully Submitted,

Fred Childs, Secretary

