TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – OCTOBER 5, 2026

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on October 5, 2026. Mr. Bush called the meeting to order.

Those present:

Planning Commission:	Tony Bush, Chair Adrian Costello, Secretary James Brand, Member Virginia Torbert, Member
Others:	Dan McLoone, Planner Maureen Burke-Carlton, Township Solicitor Sarah Steers, Township Solicitor Kyle Turner, Township Engineer John Lewis, Supervisor Liaison
Absent:	Tejinder Gill, Planning Commission Vice Chair

APPROVAL OF MINUTES FROM THE 9/10/26 MEETING

Mr. Brand moved, Ms. Torbert seconded and it was unanimously carried to approve the Minutes of the August 10, 2026 meeting.

PROPOSED ZONING ORDINANCE AMENDMENTS AND STORMWATER MANAGEMENT ORDINANCE AMENDMENT

Mr. McLoone noted this is a comprehensive amendment to Chapter 200, the Zoning Ordinance, intended to update the definitions and stormwater/impervious surface provisions, create Zoning regulations for medical marijuana uses, create a new regulatory framework for data centers in the OR District, and clarify regulations for accessory structures, garages, and carports.

With regard to impervious surface, proposed is a 10% allowance above existing residential maximums with structural stormwater BMPs and related approvals. Revised definitions would cover roofs, patios, pools, garages, sheds, and drive-ways. Elevated decks and awnings remain pervious, while pervious pavement counts as 50% impervious.

Commission members discussed whether the allowance could become a long-term expansion of impervious coverage.

With regard to data centers, a data center is broadly defined as a facility primarily occupied by computers, telecommunications, and related equipment used to process, transfer, or store digital information. Data centers would be permitted by Conditional Use in the OR District with dimensional, landscaping, screening emergency management, water supply, and noise requirements. Mr. Turner stated there is a 25 acre minimum for data centers.

Discussion covered residential impacts, water consumption, groundwater monitoring, enforcement, power infrastructure, wastewater, glycol flushing, sound frequency, expansion, and architectural compatibility with future area planning. Existing C2 and C3 provisions were discussed as the less-restrictive alternative if the Amendment is not adopted.

With regard to Accessory Structures proposed are prohibitions on structures in public rights-of-way, easements, and clear-sight triangles. The change is intended to clarify enforcement involving sheds, garages, carports, fences, walls, vegetation, and buffer easements.

With regard to Medical Marijuana proposed are Zoning categories for dispensaries, transport offices, grower/processors, and academic clinical research centers.

There was discussion about State-law limits, potential future recreational legalization, traffic, sensitive receptors, and whether cannabis uses should be allowed in the Township.

Mr. Costello moved and Ms. Torbert seconded to table the discussion until November when we have the Bucks County Planning Commission report and any potential updates or answers/information from the discussion that happened tonight.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Adrian Costello, Secretary