

Sellersville Borough
Planning Commission
140 East Church Street
Sellersville, PA 18960

May 15, 2025
7:00 P.M.

The May 15, 2025 Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Barry Kuhn at 7:00 p.m.

ROLL CALL:

MEMBERS PRESENT: Rachel Swierzewski, Chair (arrived 7:10 p.m.)
Barry Kuhn, Vice Chair
Walter Beard
Henry Hufnagle
Richard Kuntz
Alex Potoczny

ABSENT: Paul McCabe

ALSO PRESENT: David C. Zipf, Bucks County Planning Commission
Scott P. McMackin, P.E., Borough Engineer
Eileen M. Bradley, Former Borough Manager
Brenda L. Detweiler, Borough Manager

PUBLIC COMMENT ON NON-AGENDA ITEMS:

There was no public comment at this time.

MINUTES:

Mr. Kuhn called for a motion to approve the Minutes of January 16, 2025.

Mr. Kuntz made a motion, seconded by Mr. Beard, and unanimously approved by all present, to approve the Minutes of January 16, 2025 as presented.

NEW BUSINESS:

A. Kratz/Farmers Lane Revised Final Submission

Mrs. Detweiler stated that the applicant came before the Planning Commission last year, when they were recommended for approval. Borough Council granted them Preliminary Approval only, which is outlined in the solicitor's letter dated October 22, 2024. The only topic of discussion still open is stormwater.

Appearing for the Applicant, Kratz Farmers Lane, was Mr. Steve Yates of Lynn Builders, Mr. Jason Smeland, P.E. of Lenape Valley Engineers, and Bob Acuff representing the owner for the plan for TMP #39-002-002, in the LR-Low Density Residential Zoning District, which proposed to erect five single family homes at Farmers Lane and Maple Avenue. Mr. Smeland stated that revisions were made, plans were resubmitted, and they have addressed all issues. In lieu of streetlights, they have added lampposts at the end of each driveway; they added a row of evergreens for buffering for the Jermyn property on Maple Avenue. Mr. Terrence Weikel of Farmers Lane requested that a row of evergreens be planted for buffering along his property line as well. Mr. Zipf asked that the plans show specifically the required workshop area in the 2-car garage.

Mr. Smeland discussed the previous concerns of stormwater. They raised the rain garden above street level and will install a special erosion control lining in the garden along the basin berm. The basin will function whether it is dry or wet. Mr. Steve Yates stated the HOA will maintain the rain garden/stormwater facilities.

Mr. Smeland accepted Mr. McMackin's request to move the emergency spillway over to the east.

Mr. Greg Walsh of Maple Avenue stated that he still disagrees with building a rain garden in a flood plain. He also questioned how the HOA will be maintaining the rain garden and how much it would cost if it needed to be brought back to standard. Mr. Smeland responded that they make a rain garden as low maintenance as possible. Most times, it only needs to be mowed twice a season. Mr. Walsh mentioned that it will become a mosquito breeding area if it's only getting mowed once or twice a year. Mr. Smeland stated it creates a filter area and is not kept like a lawn would be kept, so it does need to grow upward a bit.

Mr. Weikel expressed his concern that the driveway of house #5 will impact his property. Mr. Smeland stated that it was moved closer to house #5 and further away from Mr. Weikel's property. Mr. Weikel mentioned that he would possibly like to hook up to sewer in the future.

Mr. Smeland stated that the trash will be picked up at the end of the driveway, but the mailbox placement would be determined by the post office.

Mr. Ray Jermyn of Maple Avenue expressed his concerns for flooding as the area where the rain garden will be situated was completely flooded the other day from all the rain.

Mr. Kuhn made a motion, seconded by Mr. Potoczny, and unanimously approved by all present, to recommend the Kratz/Farmers Lane Plan for Preliminary/Final approval,

subject to: compliance with the Cowan Associates, Inc. review letters dated May 7, 2025; compliance with the Bucks County Planning Commission review letter dated May 17, 2024; and compliance with the Clemons, Richter & Reiss/Borough Solicitor review letter dated October 22, 2024.

UNFINISHED BUSINESS:

There was no unfinished business.

PUBLIC COMMENT:

There was no public comment at this time.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Mr. Beard made a motion, seconded by Mr. Kuntz, to adjourn the meeting at 8:02 p.m. All were in favor.

The next scheduled meeting of the Sellersville Planning Commission would be held at 7:00 P.M. on Thursday, June 19, 2025.

By:

Brenda L. Detweiler
Borough Manager