

Planning Commission
140 East Church Street
Sellersville, PA 18960

December 16, 2019
7:30 P.M.

The December, 2019 Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Swierzewski at 7:30 P.M.

ROLL CALL:

MEMBERS PRESENT: John Larsen, Chairman
Rachel Swierzewski, Vice Chair
Marie Runkle, Secretary
Barry Kuhn
Richard Kuntz

ABSENT: Robert Adams
Walter Beard

ALSO PRESENT: David J. Rivet, Borough Manager
J. Cheryleen Strothers, Cowan Associates
Randal White, Esq., R. White Legal
David Zipf, BCPC
Jeffrey Darwak, Executive Director, Bucks County
Redevelopment Authority
Donald Crouthamel, Council

MINUTES

The minutes for the November 18, 2019 meeting were moved for approval by Mr Kuntz. Motion was seconded by Mr. Kuhn and passed with all in favor.

SELLERSVILLE SENIOR APARTMENTS

Daniel McKee, with Grace Inspired Ministries was in attendance to request that preliminary and final approval be granted for the Grace Inspired Ministry's plan to build a 50 unit age-restricted apartment building on the former AMETEK parking lot at Diamond Street and E. Clymer Avenue. Mr. McKee stated that Grace Inspired Ministries intends to comply with the review letter recommendations in the Borough engineer's review letter dated December 9, 2019 with the exception of the required parking spaces. For the forty seven (47) spill-over parking spaces identified as the Phase II Parking Plan, the spaces are identified but would be constructed at the borough's direction within five years if it becomes evident they are needed.

Solicitor White prepared a motion for Planning Commission consideration which was read aloud by Vice Chair Swierzewski. Said motion presented was:

Motion to recommend that Borough Council: (1) treat the Application as an application for final subdivision and land development approval; (2) grant the Applicant's request for waivers, subject to the conditions set forth in this motion, of the Borough's Subdivision and Land Development Ordinance as identified in the Borough Engineer's December 9, 2019 review letter; and (3) grant conditional final approval of certain plans last revised on November 27, 2019, conditioned upon compliance with the following conditions:

a) That the Applicant complies with the Zoning Comment No. 2, SALDO Comment Nos. 2 and 3, Stormwater Management and Erosion Control Comment No. 2, Utility Comment Nos. 1 and 2, and Miscellaneous Comment Nos. 1 through 4, all as identified in the Borough Engineer's December 9, 2019 review letter;

b) That the Applicant construct some or all of the forty-seven spillover parking spaces identified as the Phase II Parking Plan if, in the Borough's opinion, construction of some or all of the spillover parking is reasonably necessary or desirable and the Borough provides written notice to the Applicant within five years of substantial completion of the improvements identified in the Applicant's plans (without reference to the Phase II Parking Plan);

c) That the Applicant execute a Land Development and Financial Security Agreement and a Stormwater Management Facilities Maintenance Agreement acceptable to the Borough Solicitor and Borough Engineer;

d) That the Applicants provide the Borough with final plans that comply with the recording requirements of the Bucks County Recorder of Deeds, including five paper copies of the plans and any exhibits.

Mr. Kuntz moved to approve the motion as read. Motion was seconded by Mr. Kuhn and passed with all in favor.

BLIGHTED PROPERTIES REVIEW COMMITTEE

Manager Rivet explained the origins of the Blighted Properties Review Committee which was created by the Sellersville Borough Council to combat properties in disrepair within the borough. He then introduced Bucks County Redevelopment Authority Executive Director Jeffrey Darwak. Mr Darwak explained his agency's role in acquiring blighted properties and then turning them over to a developer to rehabilitate and ultimately put back into productive use. The Blighted Properties Review Committee had met on Friday, December 6, 2019 and passed Resolution #BPRC 19-01 that found the residence at 216 Washington Avenue as blighted with at least four (4) of five (5) of the criteria necessary as listed in the resolution. The Planning Commission next needs to determine if it too is in agreement that the property is blighted. If it is in agreement, then the Planning Commission should pass a resolution so stating that the property is

blighted. Once that is done, the Bucks County Redevelopment Authority in congress with the Zoning Officer will move forward with a process that would ultimately either inspire the owner to take action within 30 days to remove the blighted conditions or the BCRDA would pursue a property taking. Mr. Darwak prepared Resolution #PC 19-01 that was up for Planning Commission consideration

Ms. Swierzewski moved to adopt Resolution #PC 19-01. Motion was seconded by Mr. Kuntz and passed by a vote of 4 “yes” and 0 “no” with Mr. Kuhn abstaining.

COMPREHENSIVE PLAN ACTION PLAN ITEMS

Sellersville Borough Council adopted the updated 2019 Comprehensive Plan at its December 9, 2019 meeting. The plan includes several action items for the Planning Commission to work on moving forward. Those items include zoning ordinance and zoning map changes. Another action item is a parking space study in the borough core. Bucks County Planner David Zipf stated that his department has done parking studies for other municipalities.

Ms. Swierzewski moved to request that the Bucks County Planning Commission provide a proposal to perform a parking study in the borough core downtown area. Motion was seconded by Mr. Kuntz and passed with all in favor.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 9:08 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on January 27, 2020.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager