

Planning Commission
140 East Church Street
Sellersville, PA 18960

November 16, 2020
7:30 P.M.

The November, 2020 Meeting of the Sellersville Borough Planning Commission was called to order by Chair Larsen at 7:30 P.M. via ZOOM teleconference

ROLL CALL:

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

ABSENT:

ALSO PRESENT: David J. Rivet, Borough Manager
J. Cheryleen Strothers, Cowan Associates
Randal White, Esq., R. White Legal
David Zipf, BCPC
Donald Crouthamel, Council
Kathleen Hallman, Council
Alexander Potoczny, Jr., Council
Lynn Saylor, Council

MINUTES

The minutes for the December 16, 2019 meeting were moved for approval by Mrs. Swierzewski. Motion was seconded by Mr. Kuhn and passed with all in favor.

SELLERSVILLE SENIOR APARTMENTS

Nate Fox, attorney for Grace Inspired Ministries was in attendance to request that approval be granted for a change in location of the only entrance to the Sellersville Senior Apartments to East Clymer Avenue. The plan approved in December 2019 had the main entrance on Diamond Street. The entrance location was altered due to issues with getting a Pennsylvania Department of Transportation Highway Opening Permit for the Diamond Street entrance. PA DOT wanted drainage from Diamond Street and East Clymer to be diverted onto the site. That design was not acceptable to the borough

engineers and administration due to flooding concerns. To move the project along Cowan Associates suggested moving the boulevard entrance to E. Clymer Avenue and make the interior street a cul-de-sac. This change from the approved plan is what prompted the re-review by the Sellersville Planning Commission and Borough Council.

Planning Commission and others in attendance extensively discussed the pedestrian walk area accessing Diamond Street and leaving the area in the PA DOT right-of-way untouched. Bucks County Planner David Zipf suggested that the modified soil area at the tip of the cul-de-sac- where emergency vehicles could jump the curb if needed to access the site from Diamond Street have a sign erected prohibiting the blocking of that area with snow or other materials.

Keith Boyer, 166 Diamond Street inquired as to whether the dumpster would have any screening. Mr. Tim Casey with Gilmore & Associates responded that the dumpster will have screening around it to shield from neighbor's view.

Mr. Kuntz inquired as to the effect on available parking for Sellersville Beverage and J.T. Bankers on E. Clymer Avenue and visibility exiting the entrance. Mr. Beard also raised the concern that the lot behind Godshall's garage is used heavily by patrons of both establishments and not having access will make a bad parking situation worse. It was generally acknowledged that parking will be a problem, but that people using the lot are essentially trespassing and the developer should not be penalized.

Gail Knight, 156 Diamond Street inquired as to where the drain will be located for the storm basin. Mr. Casey reviewed the drainage plan for the attendees.

Mrs. Runkle inquired as to whether the quiet title for the paper streets was resolved. Nate Fox stated that the issue was properly addressed and quiet title obtained.

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

Motion to:

(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 November 3, 2020 review letter; and

(3) grant conditional final approval of certain plans last revised on October 22, 2020, conditioned upon compliance with the following conditions:

a) That the Applicant complies with the SALDO Comment Nos. 3 and 4, Stormwater Management and Erosion Control Comment Nos. 2, 3 and 4, Utility Comment Nos. 1, 2 and 3, and Miscellaneous Comment Nos. 1 through 8, all as identified in the Borough Engineer's November 3, 2020 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 executes 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 Applicant provides 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.

e) That the Applicant complies with Comment No. 2 identified in the Bucks County Planning Commission review letter dated November 16, 2020

f) That the Applicant constructs a 5' wide gravel walking path from the end of the planned cul-de-sac to the legal right-of-way of Diamond Street.

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

OTHER

Bucks County Planner David Zipf stated that the downtown parking study is expected to be ready for review for the next scheduled Planning Commission meeting.

Manager Rivet informed the Planning Commission that Chair Larsen was retiring from the Planning Commission as of January 1st. He and the Planning Commission thanked John for his many years of service.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 8:44 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on December 21, 2020.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager