

Planning Commission
140 East Church Street
Sellersville, PA 18960

September 16, 2019
7:30 P.M.

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

ROLL CALL:

MEMBERS PRESENT: John Larsen, Chairman
Marie Runkle, Secretary
Walter Beard
Barry Kuhn
Richard Kuntz

ABSENT: Rachel Swierzewski, Vice Chair
Robert Adams

ALSO PRESENT: David J. Rivet, Borough Manager
J. Cheryleen Strothers, Cowan Associates
Randal White, Esq. Fox Rothschild, LLP
David Zipf, BCPC
John Ives, BCPC

MINUTES

The minutes for the August 19, 2019 meeting were moved for approval by Mr. Kuntz. Motion was and seconded by Mr. Kuhn and passed with all in favor.

COMPREHENSIVE PLAN UPDATE

The Planning Commission had in previous discussions regarding updating the Comprehensive Plan, contemplated eliminating the Planned Residential Zoning District (PR) for those areas not already built out. The question was raised as to what that would mean to a developer owning property in that district, Borough Engineer Cheryleen Strothers reviewed some of the allowed density differences between the PR District and Medium Density Residential (MR) as it pertained to the Elmhurst Avenue area. The biggest difference is that in the PR district, buildings 65' tall or six stories high are allowed whereas in the MR District they are restricted to heights of 35' or 2 ½ stories high. The woodland protection restrictions are the same for both as is the open space requirements.

Questions were raised as to the outstanding litigation Grace Builders has for the proposed six story apartment building. Solicitor White stated that it is still in the court system.

Mr. Kuntz moved to accept the Comprehensive Plan and Future Land Use to the Sellersville Borough Council with the following conditions:

1. Change the Zoning Map from a Planned Residential zoning designation to Medium Density Residential for the Elmhurst Avenue area from Silver Street west to include the E. Pine Street cul de sac but excluding Sellersville Heights.
2. Change Winard Circle area from Planned Residential (PR) to Low Density Residential (LR).
3. Change the zoning district designation for the parcels on Lawn Avenue that have split zoning between LR and MR to just LR.
4. Change parcel # 39-007-040 to Industrial
5. Show open space on Interfaith Housing parcel #39-008-482

Motion was seconded by Mr. Kuhn 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 8:45 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on October 21, 2019.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager