

Planning Commission
140 East Church Street
Sellersville, PA 18960

June 18, 2018
7:30 P.M.

The June, 2018 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
Rachel Swierzewski, Vice Chair
Robert Adams
Walter Beard
Barry Kuhn

ABSENT: Marie Runkle, Secretary

ALSO PRESENT: David J. Rivet, Borough Manager
David Zipf, BCPC
J. Cheryleen Strothers, Cowan Associates
Carrie Nase-Poust, Solicitor, Fox Rothschild
Alexander Potoczny, Jr. Vice Chairman, Council
James Hull, President Pro Tem Council
Donald Crouthamel, Council
Kathleen Hallman, Council
Marie Howells, Council

MINUTES

Mr. Kuhn moved to approve the minutes of the May 21, 2018 meeting. Motion was seconded by Mr. Beard and passed with all in favor.

SELLERSVILLE SENIOR APARTMENTS

• **Draft Zoning Ordinance Change**

Representatives for Grace Inspired Ministries addressed the Planning Commission regarding re-zoning the former parking lot owned by AMETEK parcels (39-008-039; 39-008-040; 39-008-041) from Industrial (I) to Neighborhood Commercial (NC) and to create a new authorized use for Age Restricted Multiple Dwelling and amend certain dimensional requirements.

Grace Inspired Ministries. Attorney Nathan Fox, Daniel McKee, CEO Grace Inspired Ministries and Glenn Brooks, of Leon Wiener & Associates were present to discuss the 69-48 unit low income, subsidized apartment building project. The housing units would be rented at below market value. Eligible residents would be at 50-60% below the median county income level. Rent would be approximately \$1,100 per month but based on income level. Mr. Brooks stated that the closest housing development his groups has is in Red Hill. Mr. McKee stated that there is a great need in the community for subsidized housing for persons 55+.

Mr. Fox briefly reviewed the project and informed the Planning Commission that part of the project's funding would be provided by Bucks County and the county was requiring that between 4-8 units be available for behavioral health housing.

All streets within the development would be owned by the developer, Grace Inspired Ministries, LLC. Generally, the impacts to the borough and other public services would be the police, fire and ambulance. The facility would have an on-site manager and the maintenance personnel from the Community at Rockhill or the Telford Lutheran Home would assist in building maintenance.

Grace Inspired Ministries will have a screening/acceptance process including a criminal background and credit check and possibly a housekeeping check prior to resident acceptance. The building will have a security system and house rules..

Council member James Hull inquired as to whether or not the facility would be tax exempt. Mr. McKee stated that the building will pay taxes but based on revenue stream, not building value.

Bucks County Planner David Zipf handed out a list and map of parcels surrounding the proposed development with their building heights to the Planning Commission to compare to the proposed development's height.

Mr. Nathan Fox reviewed the proposed draft zoning ordinance to create an age restricted housing definition and to re-zone certain parcels currently in the Industrial Zone (I) to Neighborhood Commercial (NC). Relevant sections are as follows:

SECTION 1. The Official Zoning Map of the Borough of Sellersville is hereby amended to rezone Tax Map Parcel Numbers 39-008-039, 39-008-040, 39-008-041, and 39-008-062 from I-Industrial to NC-Neighborhood Commercial, which parcels are shown on the Tax Map attached hereto at Exhibit "A".

SECTION 2. Section 160-22.B.(1)(a) of the Zoning Ordinance is hereby amended by adding the following text: "[8] Age restricted multiple dwelling; see § 160- 30.1."

SECTION 3. Section 160-22.C.(1)(a) of the Zoning Ordinance is hereby amended by adding the following text: "[7] Age restricted multiple dwelling: four (4) acres total lot area, with 3,000 square feet of lot area per dwelling unit, and 80 feet lot width."

SECTION 4. Section 160-22.C.(4) of the Zoning Ordinance is hereby amended by adding the following text: “(c) Maximum building height of Age restricted multiple dwelling: 35 feet.”

SECTION 5. Section 160-30.1 shall be added to the Zoning Ordinance following Section 160-30 and prior to section 160-31, and shall be titled “Age restricted multiple dwelling” and be incorporated into the Zoning Ordinance as follows:

“§ 160-30.1. Age restricted multiple dwelling.

A. Definition. An age restricted multiple dwelling is a multiple dwelling which is intended and operated for occupancy by persons 55 years of age or older, and at least 80% of the occupied units are occupied by at least one person who is 55 years of age or older. No permanent resident children under the age of nineteen (19) shall occupy a unit more than ninety (90) days (cumulative) in a calendar year.

B. Additional requirements shall be as follows:

(1) The façade fronting any street shall (a) contain varying construction materials, which may include synthetic building materials; (b) shall not have a continuous frontage of more than 60 feet without an architectural feature creating a variable dimensional appearance; and (c) include sloped roof rooflines with visible roof shingles and/or turn gables.

(2) Flat roofs shall not be permitted, other than as part of a mansard roof or hip roof architectural construction feature.

(3) Prior to the recording of the final plan, the applicant shall provide the Borough Solicitor with a declaration, restrictive covenant, deed restriction, or similar document, reasonably acceptable to the Borough Solicitor, that restricts the property to the use permitted by this Section and is consistent with the definition of “housing for older persons” under the Fair Housing Act and the Housing for Older Persons Act of 1995, as amended. Such document shall be recorded by the Borough with the Bucks County Recorder of Deeds and shall run with the land. The applicant shall be solely responsible for all recording costs incurred by the Borough.”

SECTION 6. Section 160-103 of the Zoning Ordinance is hereby amended by adding the following text:

“C. Age restricted multiple dwelling units with one bedroom: one and one-half off-street parking spaces (as defined in § 160-101) per dwelling unit.

D. Age restricted multiple dwelling units with more than one bedroom: two off-street parking spaces (as defined in § 160-101) per dwelling unit.”

After considerable discussion, the Planning Commission agreed to add language in Section 135-38. B of Chapter 135, Subdivision and Land Development (SALDO). This added section states:

“Developments that contain age restricted multiple dwelling(s) shall include outdoor green space, facilities and amenities which are centrally located and designed to make the area usable and safe for passive and active recreation, sitting and socialization. These may include, but are not limited to, benches, chairs and tables, lighting fixtures, courtyards, walking trails, game courts and landscaping.”

The guidelines for an age restricted facility are a minimum of 80% residents be 55 years of age or older. There was considerable discussion on the possible population of the remaining 20% with concerns raised about younger families moving into it. Mr. McKee stressed that the facility will be marketed to the 55 year old and plus population. The other 20% would generally be made up of younger spouses of 55+ residents plus possibly some of the behavioral unit residents. Planning Commission members agreed to include language that set the total lot size to 4 acres; maximum building height at 35' and restricting residents 19 years old and younger to less than 90 days cumulative as indicated above under Definition of age restricted multiple dwelling.

Mr. Beard moved to send the draft zoning ordinance amendments to Borough Council for their consideration, with the suggested changes. Motion was seconded by Ms. Swierzewski and passed with all in favor.

- **Draft SALDO Ordinance Change**

The Subdivision and Land Use Ordinance would have to be altered to accommodate the change the parking requirements to allow for one vehicle off-street parking space per single bedroom unit and two off-street parking spaces per every two bedroom unit. The Planning Commission included language to allow for recreational facilities in age restricted facilities as discussed in the previously discussed zoning amendment. Ms. Swierzewski moved to send the draft SALDO ordinance changes to Borough Council for their consideration. Motion was seconded by Mr. Kuhn and passed with all in favor.

- **Draft Comprehensive Plan Change**

Solicitor White has recommended that the Comprehensive Plan be amended to include age restricted senior housing in the Comprehensive Plan with the re-zoning of the above parcels from the industrial zone to neighborhood commercial and establishment of a definition of Age Restricted Multiple Dwelling in the zoning ordinance. Ms. Swierzewski moved to recommend Borough Council amend the Comprehensive Plan to include re-zoning certain industrial parcels to neighborhood commercial and adding text that reads:

“Senior Housing

Current economic trends and age demographics in and around Sellersville Borough and Upper Bucks County necessitate options for housing seniors aside from currently available market rate and/or fee ownership housing options. Sellersville Borough provides a walkable downtown area, with access to various amenities that seniors can enjoy and appreciate — a park system, restaurants, shopping, cultural and recreation opportunities, and nearby healthcare systems. However, there is a limited amount of appropriate land available to

accomplish this goal, other than former industrial sites, some of which have been underutilized and vacant for a decade or more. Sellersville Borough has already implemented the Sellersville Borough Revitalization Area Report and Certified Redevelopment Area Plan, adopted August 2014 ("Certified Redevelopment Area Plan"), which covers an area along Diamond Street and Clymer Avenue at the site of the former Ametek, Inc. facility, but does not include the parking area across Diamond Street along Clymer Avenue, which is made up of Bucks County Tax Map Parcels Nos. 39-008-039, 39-008-040, 39-008-041.

Recommendation: Include Tax Map Parcels Numbers 39-008-039, 39-008-040, 39-008-041, and 39-008-062 in the Certified Redevelopment Area Plan, and amend the plan accordingly. In addition, it would be advisable to rezone these parcels from I-Industrial to NC-Neighborhood Commercial, and enact any other necessary amendments to provide for senior housing within this district."

RONALD KINSEY RESIGNATION

Planning Commission received Ronald Kinsey's resignation letter from the Planning Commission and Industrial Development Board due to his moving out of Sellersville Borough effective June 15, 2018. Sellersville Borough Council will need to appoint someone to fill the vacancies.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 9:45 P.M.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager

