

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

April 19, 2021  
7:30 P.M.

The April 19, 2021 Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Swierzewski at 7:45 P.M. via ZOOM teleconference.

**ROLL CALL:**

**MEMBERS PRESENT:** Rachel Swierzewski  
Barry Kuhn  
Robert Adams  
Marie Runkle

**ABSENT:** Richard Kuntz  
Walter Beard

**ALSO PRESENT:** Eileen M. Bradley, Borough Manager  
J. Cheryleen Strothers, Cowan Associates  
Randal White, Esq., R. White Legal  
David Zipf, BCPC  
Donald Crouthamel, Council

**MINUTES:**

The Minutes for the February 22, 2021 meeting were moved for approval by Mr. Kuhn. Motion was seconded by Mr. Adams and unanimously passed.

**COMPREHENSIVE PLAN ACTION ITEMS:**

Mr. David Zipf of the Bucks County Planning Commission (BCPC) had presented to the Commission copies of the Action Plan Matrix contained in the Comprehensive Plan, specifically pages 75 through 79, which outlined action items for the Commission.

It was agreed that the Commission would look at what could be revised to connect the Capital Improvement Program to the Comprehensive plan, discuss making older buildings more flexible for future uses through zoning, and determine what constraints in the Zoning Ordinance inhibit redevelopment.

Mr. Zipf suggested performance-based zoning for redevelopment. Defining certain characteristics the Borough deems welcome (trips per day, noise, etc.) might produce better than specific uses.

Solicitor White stated that performance standards might be “a solution looking for a problem”, in that the Ordinance currently is very pragmatic and defines many uses broadly so as not to prohibit growth. Mrs. Swierzewski agreed that we could get something unforeseen and unwanted.

**PARKING STUDY:**

Mr. Zipf stated that the Commission had discussed the Draft Parking Study at their February meeting with few comments. He had corrected parking space counts in several areas, but the study still reflected a deficit in available parking.

Mr. Zipf added that striping of parking lots and street parking spaces would improve availability. The Borough could possibly apply for grants to create a parking lot, possibly at Penn Pants site or the SEPTA Train Station. It may not solve the parking problem but would improve it.

Discussion then centered on the sketch for parking at the SEPTA Train Station. Mrs. Swierzewski stated that the conceptual entrance on Maple Avenue was unworkable due to geography and the narrow roadway. Solicitor White added that if the Train Station were sublet by the Borough, the proposed parking would be used by that business, and would not be publicly available.

**ORDINANCE #738 REVIEW:**

The Commission then looked to review proposed Ordinance #738, amending Chapter 160 (Zoning) to restrict approved uses and limit the location of dwelling units in the Borough Core District. Mr. Zipf stated that the BCPC would issue a draft opinion the next day, and highlighted some items contained in that review. The Boarding House and Conversion uses were removed from the Borough Core, but the BCPC believed they would fit in that district. BCPC also had a concern that old Victorian homes on N. Main Street would be ruined without design standards.

**ADJOURNMENT:**

There being no additional matters to come before this meeting of the Planning Commission, Mr. Adams made a motion, seconded by Mr. Kuhn, to adjourn the meeting at 8:45 P.M. All were in favor. The next scheduled meeting would be held at 7:30 P.M. on May 17, 2021.

Attest: \_\_\_\_\_  
Marie Runkle  
Secretary

By: \_\_\_\_\_  
Eileen M. Bradley  
Borough Manager