

Planning Commission  
140 East Church Street  
Sellersville, PA 18960

July 15, 2019  
7:30 P.M.

The July, 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  
Rachel Swierzewski, Vice Chair  
Marie Runkle, Secretary  
Robert Adams  
Walter Beard  
Barry Kuhn  
Richard Kuntz

**ABSENT:**

**ALSO PRESENT:** David J. Rivet, Borough Manager  
J. Cheryleen Strothers, Cowan Associates  
Randal White, Esq., R.White, LLC  
David Zipf, BCPC  
John Ives, BCPC  
Donald Crouthamel, Councilperson  
Kathleen Hallman, Councilperson  
Alexander Potoczny, Councilperson  
Lynn Saylor, Councilperson

**MINUTES**

The minutes for the April 15, 2019 meeting were moved for approval by Mr. Beard. Motion was and seconded by Mr. Kuntz and passed with all in favor.

**COMPREHENSIVE PLAN UPDATE**

Bucks County Planner, David Zipf, gave a brief PowerPoint presentation summarizing the completed draft Comprehensive Plan.

Following the presentation, the Planning Commission discussed the need to make the Zoning Map and Land Use Map consistent with the Comprehensive Plan. The Planning Commission

discussed the re-zoning of built-out developments that were originally constructed under Planned Residential District (PR) zoning, but are now more closely aligned with either a Low Density (LR) or Medium Density (MR) Residential District zoning. The Planning Commission also discussed eliminating the Planned Residential District designation and rezoning the vacant parcels currently in the PR District as Medium Density Residential.

Planning Commissioners were tasked with sending any additional feedback and comments to Bucks County Planner, David Zipf, so he can prepare the second and possibly, final draft.

The next step in the Comprehensive Plan process is for the Planning Commission to vote to formally adopt the final draft plan at a public meeting. The final plan is then sent to the Sellersville Borough Council to consider adoption during a public hearing. Sets must be sent to the Pennridge School District, all surrounding municipalities, the local public library, one to be available for viewing at the Borough Hall and post it on the website.

#### **SWIMMING POOL ZONING ORDINANCE CHANGE**

Manager Rivet informed the Planning Commission that the Borough Council voted to change the swimming pool setback requirements in Section 160-56 C. (3) of Chapter 160 of the Code to: "Swimming pools, including filters, heaters, and other mechanical equipment, shall be located only in rear yards and shall not be located within 10 feet of any lot line or building." This language is different from the setback restrictions the Planning Commission had recommended at the October 19, 2015 meeting which read: "a pool shall be permitted in the rear yard only, and shall be set back at least six feet (6') from the rear lot line, ten feet (10') from the side lot line and six feet (6') from any other structure." Ms. Runkle inquired if the setback included decks. Solicitor White will revise the language to clarify the deck as being in the setback area.

#### **BOROUGH CORE ZONING**

Chair Larsen informed the Planning Commission that the Revitalization Committee and Council met with a consultant. One recommendation to come out of the discussions is to look at the size of the Borough Core (BC) District. There are few restrictions on allowed uses in the BC district where everything from single family, multiple residential units, and institutional, commercial and industrial uses are allowed. A suggestion the consultant made was to possibly make the Main Street downtown strip a different designation to be more restricted as to what is allowed. One restriction under discussion is to encourage first floors to be more commercial businesses and fewer apartments on the ground level.

#### **ADJOURNMENT:**

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 9:17 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on August 19, 2019.

Attest:

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Marie Runkle  
Secretary

By:

\_\_\_\_\_  
David J. Rivet  
Borough Manager



# MEMO

**To:** Dale & Tina Gerhart (via email only ([dgerhart@verizon.net](mailto:dgerhart@verizon.net)))  
Kaitlyn & Anthony Lapergola (via First Class mail)

**Cc:** Michael D. Kracht, Esq. (via email only ([mkracht@wkclaw.net](mailto:mkracht@wkclaw.net)))  
Kevin J. Wolf (via email only ([kevinw@andersenengineering.com](mailto:kevinw@andersenengineering.com)))  
J. Cheryleen Strothers (via email only ([jcs@cowanassociates.com](mailto:jcs@cowanassociates.com)))  
Bucks County Planning Commission (via email only ([dczipf@buckscounty.org](mailto:dczipf@buckscounty.org)))  
Sellersville Borough Planning Commission  
Sellersville Borough Council  
Mayor Hufnagle  
David J. Rivet

**From:** Randal S. White, Esq.

**Re:** Gerhart/Lapergola Minor Subdivision/Land Development Application (Lot Line Change)  
(the "Application")

**Date:** August 21, 2019

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This memo constitutes the Sellersville Borough Planning Commission's decision, under Section 508 of the Pennsylvania Municipalities Planning Code, regarding the above-referenced Application.

On August 19, 2019, the Sellersville Borough Planning Commission unanimously voted (5-0) to: (1) treat the Application as an application for final land development approval; (2) grant the Applicants' request for waivers of the Borough's Subdivision and Land Development Ordinance as identified in the Borough Engineer's August 13, 2019 review letter; and (3) grant conditional final approval of certain plans last revised on July 26, 2019, conditioned upon compliance with the following conditions:

a) That the Applicants comply with SALDO Comment No. 2 in the Borough Engineer's August 13, 2019 review letter;

b) That the Applicants remove the signature block on the plans that references Borough Council's approval;

c) That the Applicants comply with Comment No. 2 in the Bucks County Planning Commission's August 13, 2019 review letter;

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.

This memo shall be incorporated in the minutes of the August 19, 2019 Sellersville Borough Planning Commission meeting.