

Planning Commission  
140 East Church Street  
Sellersville, PA 18960

December 21, 2020  
7:30 P.M.

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

**ROLL CALL:**

**MEMBERS PRESENT:**

Rachel Swierzewski, Vice Chair  
Barry Kuhn  
Robert Adams  
Richard Kuntz

**ABSENT:**

John Larsen, Chairman  
Marie Runkle, Secretary  
Walter Beard

**ALSO PRESENT:**

David J. Rivet, Borough Manager  
J. Cheryleen Strothers, Cowan Associates  
Randal White, Esq., R. White Legal  
David Zipf, BCPC  
Lynn Saylor, Council

**MINUTES**

The minutes for the November 16, 2020 meeting were moved for approval by Mr. Adams. Motion was seconded by Mr. Kuhn and passed with all in favor.

**PARKING STUDY**

Bucks County Planner David Zipf presented a PowerPoint presentation summarizing the recently completed Parking Study of the downtown Borough Core and the Neighborhood Commercial (NC) District in the south end. The Sellersville Borough Council authorized the study in response to a recommendation in the Comprehensive Plan. In the Borough Core (BC) District, the study deleted the Tohickon Tile and Tellers Mill buildings. The study found that in the BC District, there are approximately 119 parking spaces on the street and 901 off street spaces. The street spaces are generally subject to parking time restrictions. The South Main Street NC District has approximately 168 on street spaces and 474 off street spaces not including the former AMETEK parcel now owned by Grace Inspired Ministries and soon to be a 50 unit apartment building.

Mr. Zipf stated that the borough's off street parking zoning regulations are relatively high compared to similar uses in the Institute of Transportation Engineer's (ITE) Parking Generation, 5<sup>th</sup> Edition. He noted that there is a parking space deficit in the downtown business district. Some suggestions included revising the parking standards to reflect ITE standards and providing parking space lines on the street. Other parking area opportunities could be had with the Wisber property, Exida, American Legion and Fire Company. Improving the Druckenmiller Playground gravel lot could also provide more inviting parking spaces. Improving the train station lot was discussed however the borough and SEPTA have not been able to come to an agreement on a new lease. In the longer term, valet service using the AMETEK grassy knoll lot and parking meters may be considerations to expand parking and raise revenues to cover the expense.

#### **DRAFT ZONING ORDINANCE CHANGE**

Solicitor White prepared a draft zoning ordinance change that would encourage retail and commercial usage on the first floors of building in the borough core (BC) district. This was prepared in response to a recommendation in the recent Comprehensive Plan. He also suggested that the draft language be considered as an overlay for the downtown business area as the BC zoning district has many single family and multiple residential homes off from Main street that are still in the BC district and having this requirement would not be appropriate.

Mr. Adams moved to accept the draft language and pass it onto the Borough Council for consideration. Motion was seconded by Mr. Kuhn and passed with all in favor.

#### **ACTION PLAN MATRIX**

Manager Rivet encouraged the Planning Commission to review the Action Plan Matrix, Chapter 7 in the Comprehensive Plan as there are items identified as being the responsibility of the Planning Commission.

#### **ADJOURNMENT:**

There being no additional matters to come before this meeting of the Planning Commission, Vice Chair Swierzewski 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 January 18, 2021.

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

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