

Planning Commission
140 East Church Street
Sellersville, PA 18960

May 21, 2018
7:30 P.M.

The May, 2018 Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Swierzewski at 7:30 P.M.

ROLL CALL:

MEMBERS PRESENT:

Rachel Swierzewski, Vice Chair
Marie Runkle, Secretary
Walter Beard
Barry Kuhn

ABSENT:

John Larsen, Chairman
Robert Adams
Ronald Kinsey

ALSO PRESENT:

David J. Rivet, Borough Manager
David Zipf, BCPC
John Ives, BCPC
J. Cheryleen Strothers, Cowan Associates
Randal White, Solicitor, Fox Rothschild

MINUTES

Mr. Kuhn moved to approve the minutes of the March 19, 2018 meeting. Motion was seconded by Mr. Beard and passed with all in favor.

COMPREHENSIVE PLAN UPDATE

Sellersville Borough's Comprehensive plan was last updated in 1995. Borough Council has engaged Bucks County Planning Commission to assist in updating it for 2018. Bucks County Planner David Zipf introduced fellow County Planner John Ives who will also be working on the Comprehensive Plan. Mr. Zipf stated that the timeline to complete the update is approximately nine months to the produce a final draft. They will be using a software program called Share Base to produce the document that allows users to comment on it and all users can see the comments. The Bucks County Planners handed out an agenda, exercise questions and recommended objectives to assist in developing the Comprehensive Plan (attached).

Mr. Zipf handed out a Sellersville Comprehensive Plan Update exercise that asks the Planning Commission the following series of questions to stimulate discussion and thoughts on the borough's future. These questions included:

- What do you like best about Sellersville?
- What are the biggest problems and the biggest threats to Sellersville's future quality of life?
- What would you change about Sellersville if you had the power to do anything you wanted?
- What elements/characteristics would you like to see in Sellersville in 20 years?

Some problems that were identified were the opioid/drug epidemic and parking problems downtown. Opportunities include possible heritage tourism and industrial development. The Comprehensive Plan can be used as a guide to future development.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Vice Chair Swierzewski declared this meeting duly adjourned at 8:36 P.M.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager

Sellersville Borough
Comprehensive Plan Update

May 21, 2018

AGENDA

1. Introductions
 2. Review Work Program and General Timeline
 - a. Review Meetings: monthly or bimonthly
 - b. Data Collection: demographics and population trends
 - c. Prepare Drafts
 - d. Present to PC and BC
 3. Discussion Items
 - a. 1995 Objectives and Implementation Strategies (Handout)
 - b. Update Issues Exercise: help determine changes in Borough and future vision (Handout)
 - c. New Policy or Direction
 - d. Plan Elements
 4. Other Plan Options
 - a. Finance and Budgeting Section
 - b. Heritage Tourism
 - c. Economic Development
 5. Next Steps
 - a. Borough Input and Department Survey
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5/21/2018

Sellersville Comprehensive Plan Update exercise 12/11 and 5/16/17

1) What do you like best about Sellersville?

Park system
Appropriate level of development Residential Development and appropriate density
Mixed neighborhoods (age, income)
Demographics
Arts and Culture – Theater and Museum
Churches and civic groups

2) What are the biggest problems and the biggest threats to Sellersville's future quality of life?

Loss of history – Old buildings
Redevelopment of Ametek US Gauge Plant 2 site vacant
Pollution
Residential density
Change from small town to suburbia
Downtown issues -integrate commercial uses w each other
Sellersville landfill (Park Ten site) Superfund mitigated but TCE remains

3) What would you change about Sellersville if you had the power to do anything you wanted?

Main Street business improvements
Maintain and increase number of single family detached units
 Limit increases in density
Enhance historic preservation efforts
Improve infrastructure – Sidewalks and pipes
Infill-Ametek US Gauge Plant 2- Age restricted multi-family apts

4) What elements/characteristics would you like to see in Sellersville in 20 years?

Maintain what's here already
Vital downtown
Streetscape improvements
Industrial revitalization
Train station revitalization
Restore transit along train line
Attract younger people

Implementation of Recommendations

The identification of implementation strategies or actions the borough needs to undertake to attain its goal and objectives is an integral component of the comprehensive planning process. By identifying these strategies, the framework is provided for coordinated action that will enable the borough to accommodate anticipated growth, while preserving its unique character and natural and historic resources. The implementation strategies will serve as benchmarks of progress in implementing the borough's policies. It must be noted, however, that this listing of strategies is not exhaustive or all encompassing. Also, some of the implementation strategies are already being conducted within the borough. The emphasis here is to promote coordinated effort and partnership in the program to successfully implement the borough's comprehensive plan.

Recommended Strategies

For each of the objectives (**bold**), implementation strategies have been developed. The proposed responsibility and timing for implementation are also provided on the following pages.

Objective I: Rejuvenate the Borough Core

Short term	Survey business owners to determine what public improvements and program are needed to revive business activity. <ul style="list-style-type: none">- Borough council and planning commission
Middle term	Engage in a public private partnership based on the Main Street Program ¹ to develop a revitalization plan for improving the borough core both structurally and functionally. <ul style="list-style-type: none">- Borough planning commission and staff
Long term	Implement the revitalization plan by providing necessary public improvements and sponsoring revitalization activities. <ul style="list-style-type: none">- Borough council, business owners, public works department

Objective II: Maintain Historic Identity of Borough

Short term	Develop an historic preservation plan which provides a background on historic resources in the borough and an effective method to preserve them. <ul style="list-style-type: none">- Historic and achievement authority
Middle term	Amend building code to require 45 day waiting period prior to issuance of demolition permits so that the borough and building owner may discuss alternatives if the building is historically significant. <ul style="list-style-type: none">- Borough council
Long term	Develop and publish historic restoration design guidelines for the renovation of buildings which reflect the character and heritage of Sellersville. <ul style="list-style-type: none">- Historic and achievement authority

¹ The Pennsylvania Department of Community Affairs sponsors the Main Street Program which provides technical and financial assistance to local communities for the revitalization of their downtowns. The objectives of the program are to stimulate economic development through the preservation of commercial centers; to develop local capacity through the creation of public-private partnerships as a mechanism for revitalization; and to utilize the services of a full-time downtown coordinator.

Implementation of Recommendations

Objective III: Maintain Broad Tax Base

Short term	Target industrial areas for improvements to infrastructure and service provision which will help to retain existing jobs and attract new firms. <ul style="list-style-type: none">- Borough council
Middle term	Provide zoning incentives such as mixed use provisions that maximize the opportunity for creation of jobs and the establishment of a more diverse commercial and industrial base. <ul style="list-style-type: none">- Borough council and planning commission
Middle term	Generate a list of all vacant undeveloped industrial parcels and vacant industrial buildings and make it available to the public and the Bucks County Industrial Development Authority so as to expedite reuse of these parcels and buildings. <ul style="list-style-type: none">- Borough staff

Objective IV: Protect Natural Environment

Short term	Include model tree protection standards in subdivision and land development ordinance to protect trees and woodlands on development sites. <ul style="list-style-type: none">- Planning commission
Middle term	Conduct a municipal groundwater study and incorporate findings into the comprehensive plan. <ul style="list-style-type: none">- Planning commission
Middle term	Identify groundwater recharge and wellhead protection areas located in the borough and adapt zoning restrictions to protect these sensitive natural resources. <ul style="list-style-type: none">- Planning commission

Objective V: Maintain Vitality of Existing Borough Neighborhoods

Ongoing	Continue to provide high quality public services and maintain infrastructure to enhance property values and quality of life in residential neighborhoods. <ul style="list-style-type: none">- Borough council and public works department
Middle term	Amend the borough zoning and subdivision and land development ordinances to provide appropriate design standards for infill development. <ul style="list-style-type: none">- Planning commission

Objective VI: Provide Variety of Housing Opportunities

Middle term	Adopt zoning provisions that allow for flexible residential opportunities for elderly and physically handicapped where parking, sewer, and water capacity are adequate. <ul style="list-style-type: none">- Planning commission
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Implementation of Recommendations

Objective VII: Provide and Maintain Efficient Public Services

Short term	Develop a park and recreation plan to determine and provide for recreation needs of all residents. - Park and recreation board
Short term	Amend the borough subdivision and land development ordinance to provide standards for stormwater management - Planning commission
Middle term	Evaluate funding needs of local emergency medical services and assist in the development of solutions to meet those needs. - Borough council
Middle term	Assist the Sellersville Fire Company with the development of a fiscal plan to meet their capital funding needs. - Borough council and staff
Short term	Amend the borough subdivision and land development ordinance to include provisions for mandatory dedication of land for recreation and/or fees-in-lieu. - Planning commission and park and recreation board
Long term	Develop a transportation plan that promotes maintenance of the efficiency of the existing road network and promotes alternative means of travel. - Planning commission
Long term	Develop and adopt regulations that require new development to incorporate water conservation measures to decrease peak and total daily water use. - Borough council and planning commission
Long term	Establish a mandatory curbside recycling and yard waste collection program to lower trash collection costs and reduce the waste stream. - Borough council and staff
Ongoing	Periodically review water supply infrastructure for current and future potable water and emergency fire fighting needs. - Borough council and public works department
Ongoing	Support the efforts of the Pennridge Area School District to plan for and facilitate provision of needed school facilities, such as the proposed Junior High School. - Borough council and planning commission
Ongoing	Upgrade and maintain wastewater collection and treatment facilities to reduce costs and provide additional capacity. - Public works department

Implementation of Recommendations

Objective VIII: Use the Comprehensive Plan as a Decision Making Guide

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| Annually | Update the Capital Improvement Plan on an annual basis and use it as a means to implement the comprehensive plan. <ul style="list-style-type: none">- Borough council and planning commission |
| Annually | Borough council should have an annual meeting with full membership of all borough boards and authorities to review the goals and objectives included in the comprehensive plan. Council can assign program tasks to the appropriate boards. This effort will continually orient new members to the goals and objectives of the comprehensive plan. <ul style="list-style-type: none">- Borough council |