

Planning Commission
140 East Church Street
Sellersville, PA 18960

October 21, 2019
7:30 P.M.

The October, 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
Barry Kuhn
Richard Kuntz

ABSENT: Robert Adams
Walter Beard

ALSO PRESENT: David J. Rivet, Borough Manager
J. Cheryleen Strothers, Cowan Associates
Randal White, Esq., R. White Legal
John Ives, BCPC

MINUTES

The minutes for the September 16, 2019 meeting were moved for approval by Mrs. Swierzewski. Motion was seconded by Mr. Kuhn and passed with all in favor.

COMPREHENSIVE PLAN UPDATE

The Borough Manager informed the Planning Commission that the draft Comprehensive Plan was printed, bound and distributed to the surrounding municipalities and sent to the school district. Those entities have 45 days to comment on it. He also presented copies to the Planning Commissioners, the solicitor, borough engineer and a copy given to Bucks County Planner John Ives for Evan Stone, Bucks County Planning Commission Executive Director. The public hearing on the Comprehensive Plan is scheduled for December 9, 2019

SELLERSVILLE SENIOR APARTMENTS

Mr. Nate Fox, attorney for Grace Inspired Ministries presented that company's plan to build 50 unit age-restricted apartment building on the former AMETEK parking lot at Diamond Street and E. Clymer Avenue. Mr. Fox stated that Grace Inspired Ministries received the required funding from the PA Housing Authority and other sources and is poised to move the project forward. Part of the funding to be received from Bucks County does require the up to 20% of

the units (8-10) be set aside for behavioral health residents.

Renderings of the completed apartment building were displayed by the representatives. Bo Jones with developer, Leon Weiner & Associates, responded to questions regarding the building height which he stated was under the maximum height in the zoning ordinance. He also stated that the building is a single continuous building in response to question in that regard.

Mr. Fox then addressed the October 21, 2019 Bucks County Planning Commission letter and the October 8, 2019 first review letter from Sellersville Borough engineers, J. Cheryleen Strothers and Michael Smith with Cowan Associates as follows:

Under A. Zoning Comments 1. - 7. the developer stated they would comply with the comments.

Under B. SALDO Comments, the developer requested waivers for:
Comment 1. a. Traffic Impact Study (Section 135-11.I) as they have information that the type of housing development they are proposing is not a large traffic producer. Planning Commission did not have an objection to the waiver request.

Comment 1.b. Maximum Driveway Width (Section 135-20 B(6)) as the proposed wider driveway opening they show in the plans is safer than the narrower width required in the SALDO. Planning Commission and engineer were in agreement with this waiver request.

Comment 1.c. Spillover Parking (Section 135-20 C(17)) requested reduction in number of required parking spaces as they have experience with other similar developments that the number of vehicles is less than the required number in the SALDO. Developer agreed to provide studies to support their experience. Planning Commission requested that the updated plans show an area where potential spillover parking could be constructed in the event that more parking is required.

Comment 2. notification of adjacent property owners as per Section 135-11 B(3) was done.

Comment 3. They are requesting a waiver to Section 135-18 C(1)(a) which would require a widening of the street. Planning Commission did not have an objection to this waiver.

Comment 4. Under Section 135-22 plantings, they will be requesting a partial waiver depending upon the type of tree species required.

Comments 5, 6, and 7 developer will comply.

Comment 8. Will provide an aerial photograph to comply with Section 135-46.B(10)

Comments 9 through 12, developer will comply.

Under C. Stormwater Management and Erosion Control Comments developer will comply.

Under D. Utility Comments, developer will comply.

Under E. Miscellaneous Comments, developer will comply with 1.-9.

Discussion turned to the disposition of the paper streets on the parcels. The developer will file court papers to have them dissolved as they are the owners on both sides of them and have not been opened or used for more the 20 years.

Keith Boyer, 166 Diamond Street inquired as to how drainage would be handled. Mr. Eric Chase, project engineer, stated that there will be two detention basins and piping. There is less impervious surface with the development than there currently is with the site being paved. Mr. Boyer also inquired into the experience Grace Inspired Ministries has with behavioral health residents. Mr. McKee stated that the individuals will be screened by Bucks County Behavioral Health Department.

Eric LaBelle, 179 Diamond Street, asked about the anticipated construction start and end times. Mr. Fox stated that assuming all approvals are granted by February 2020, the construction should start in May 2020 and end by October 2021.

Mr. Fox stated that they will be requesting preliminary and final approval at the next Planning Commission meeting on November 18, 2019.

BLIGHTED PROPERTIES REVIEW COMMITTEE

Manager Rivet informed the Planning Commission that the Council President had appointed Council Member Don Crouthamel and Sellersville Borough Planning Chair John Larsen to the recently approved Blighted Properties Review Committee. Mayor Thomas Hufnagle appointed Barry Kuhn. The Bucks County Redevelopment Committee designee is their Executive Director Jeff Darwak. Council President Lois Dodson is also on the Committee. The decisions made by the Blighted Properties Review Committee will be reviewed by the Sellersville Borough Planning Commission and then referred to the Sellersville Borough Council.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 9:05 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on November 18, 2019.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager