

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

February 22, 2021
7:30 P.M.

The February 22, 2021 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
Barry Kuhn
Robert Adams
Richard Kuntz
Walter Beard

ABSENT: Marie Runkle, Secretary

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

REORGANIZATION

As this was the first meeting of the new year, the Commission needed to reorganize. Mr. Kuhn nominated Ms. Swierzewski as Chair, with a second from Mr. Kuntz, and all were in favor. Mr. Kuhn nominated himself for Vice Chair. That motion was seconded by Ms. Swierzewski, and all were in favor. Mr. Kuntz nominated Ms. Runkle as Secretary. The motion was seconded by Ms. Swierzewski and all were in favor.

MINUTES

The Minutes for the December 21, 2020 meeting were moved for approval by Mr. Kuhn. Motion was seconded by Mr. Beard and unanimously passed.

PARKING STUDY

Bucks County Planner David Zipf presented a PowerPoint presentation summarizing the recently completed Draft Parking Study of the downtown Borough Core (BC) and the Neighborhood Commercial (NC) District in the south end. The Sellersville Borough Council had authorized the study in response to a recommendation in the Comprehensive Plan. The study found that in the BC District, there were approximately 901 off-street spaces and 119 on-street spaces, with the street spaces generally subject to parking time restrictions. The South Main Street NC District had approximately 168

on-street spaces and 474 off-street spaces, not including the former AMETEK parcel now owned by Grace Inspired Ministries that would soon be a 50-unit apartment building.

Mr. Zipf stated that the Borough's zoning regulations regarding parking were relatively high compared to similar uses in the Institute of Transportation Engineer's (ITE) Parking Generation, 5th Edition. Both reflected a parking space deficit in the downtown business district. Suggestions for improvement included revising the parking standards to reflect ITE standards and providing parking space line striping on the streets. Other parking area opportunities could possibly be negotiated at the Wisber property, Exida, American Legion and Fire Company. Improving the Druckenmiller Playground gravel lot by paving and striping could also provide more spaces. Improving the train station lot was discussed; however, the Borough and SEPTA have not been able to come to terms on a new lease.

Short-term solutions (within one to three years) included striping of existing street parking spaces and unlined lots, new wayfinding signage, and possible agreements with private lot owners.

Mid-term solutions (three to five years) included reducing the size of parking spaces in the Zoning Ordinance, adding additional ADA-compliant parking spots, adding sidewalk amenities like plantings in bump outs, instituting valet services, and designating truck delivery spaces.

In the longer term (over five years), a metered parking program could be considered, particularly on North Main, Temple and Clymer. The revenue generated could be used to maintain parking facilities throughout the downtown area. The Ametek property could be converted to parking spaces, but was hampered by a high sale price and would require environmental remediation.

The Commission recommended the following items for consideration by Borough Council: installation of wayfinding signage, striping of parking spots, removal of parking restrictions on Clymer and Fairview, and applying for available grants to pave and stripe Druckenmiller Park.

COMPREHENSIVE PLAN

Manager Rivet encouraged the Planning Commission to review the proposed Action Plan Matrix in the Comprehensive Plan, specifically pages 75 through 79, so that the Commission could focus on those items for the next meeting.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Mr. Adams made a motion, seconded by Mr. Beard to adjourn the meeting at 8:55 P.M. All were in favor. The next scheduled meeting would be held at 7:30 P.M. at Borough Hall on March 22, 2021.

Attest: _____
Marie Runkle
Secretary

By: _____
Eileen M. Bradley
Borough Manager