

Planning Commission
140 East Church Street
Sellersville, PA 18960

February 25, 2019
7:30 P.M.

The February, 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

ABSENT: Richard Kuntz

ALSO PRESENT: David J. Rivet, Borough Manager
J. Cheryleen Strothers, Cowan Associates
Randal White, Esq. Fox Rothschild, LLP
David Zipf, BCPC
John Ives, BCPC
Tiki Martino, Chair Revitalization Committee
Hope Fisher, Revitalization Committee
Tina Sabatini, owner J.T. Bankers

MINUTES

Mrs. Runkle moved to approve the minutes of the January 28, 2019 meeting. Motion was seconded by Mrs. Swierzewski and passed with all in favor.

COMPREHENSIVE PLAN UPDATE

Bucks County Planner, David Zipf gave a PowerPoint presentation regarding updating the Comprehensive Plan chapter on Economic Development. Mr. Zipf explained that the Comprehensive Plan is a general outline for managing future development within the borough. The Economic Development section focuses on use of the community's fiscal, social and physical resources to preserve and improve life. The primary focus is on the private sector which provides employment, commerce, a broad tax base and engagement in the

community.

Mr Zipf reviewed the draft chapter further expanding on the economic conditions around the region and borough. He provided studies regarding the occupations, income and poverty levels and education levels found within the borough. Mr. Zipf reviewed a retail market analysis provided by ESRI for five minute, ten minute and fifteen minute drive times, which showed retail market potentials for needs not serviced close by (leakages) and where there were a surplus of services that more than accommodate local demand and draw from the outside. The market supply data was derived from sales receipts from the last U.S. Census and the market demand data estimates of consumer spending came from the Bureau of Labor Statistics Consumer Expenditure Survey. Market needs in and surrounding the borough where there is a demand greater than the supply include shoes and clothing stores. The borough has a high supply of internet sales due to the Rumpf fly fishing business.

Mr. Zipf and the Planning Commission discussed economic development in the downtown Borough Core, Neighborhood Commercial and Industrial zoned areas. Several business owners, including two who are on the Revitalization Committee were in attendance, and participated in the discussion.

ADJOURNMENT:

There being no additional matters to come before this meeting of the Planning Commission, Chair Larsen declared this meeting duly adjourned at 9:18 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on March 25, 2019.

Attest: _____
Marie Runkle
Secretary

By: _____
David J. Rivet
Borough Manager