

Planning Commission  
140 East Church Street  
Sellersville, PA 18960

January 28, 2019  
7:30 P.M.

The January, 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  
Richard Kuntz

**ABSENT:** Walter Beard  
Barry Kuhn

**ALSO PRESENT:** David J. Rivet, Borough Manager  
J. Cheryleen Strothers, Cowan Associates  
Randal White, Esq. Fox Rothschild, LLP  
David Zipf, BCPC  
John Ives, BCPC

**MINUTES**

Mr. Kuntz moved to approve the minutes of the November 19, 2018 meeting. Motion was seconded by Mrs. Swierzewski and passed with all in favor.

**ELECTION OF OFFICERS**

Mr. Adams moved to nominate the current slate of officers for the 2019 term: John Larsen as Chair; Rachel Swierzewski as Vice Chair and Marie Runkle as Secretary. Motion was seconded by Mr. Kuntz 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 Future Land Use. Mr. Zipf explained that the Comprehensive Plan is a general outline for managing future development within the borough. The Future Land Use Plan provides a framework and foundation for land use and planning policies. The chapter includes four basic guiding principles: promoting economic vitality; strengthening community facilities and services; protecting the borough's natural, historic and cultural resources; and provide for mobility and connections.

Mr Zipf reviewed the draft chapter further expanding on these elements. He provided a borough map that was color coded for current land use as categorized as low density residential use; medium density residential use; high density residential use; neighborhood commercial; borough core and industrial use. The current zoning district categories were superimposed over it. Park, Recreation and Protected open space were also color coded to show where they are located. Mr. Zipf suggested that areas that were once Planned Residential zoning districts but have since been built, such as the Planned Residential district around Chadwyck Circle and Surrey Court as well as Winard Circle, could be re-zoned to Low Density as single family homes have been built on them. He also suggested that the PR district on Elmhurst Avenue be re-evaluated for consideration to change the zoning district as there have been single family homes built in the area under a variance from the 2 acre minimum lot size among other residential development considerations.

The revitalization of the downtown Borough Core (BC) district was discussed at length. The Borough Core consists of numerous uses and structure types. It serves as the business and entertainment center. Revitalization of the Borough Core can bring positive change to the borough. The Bucks County Planning Commission suggests using the Main Street Approach of the National Trust for Historic Place's Main Street Center as a model for revitalization. This program utilizes the principles of: identifying the community vision for success; creating community transformation strategies; and pursuing short and long term projects that give visual evidence of progress. Parking problems and pedestrian safety were issues that the Planning Commission identified as impediments to commercial growth in the borough core. Mr. Zipf suggested that a parking study be done for that district. Another limitation on commercial business growth is the number of residential apartments that take up the first floor on buildings fronting North Main Street.

Borough engineer, Cheryleen Strothers stressed that the Bucks County Planners have prepared a draft Comprehensive Plan Borough and need Borough Planning Commissioner's input to the plan before it is forwarded to the 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 9:36 P.M. The next scheduled meeting will be held at 7:30 P.M. at Borough Hall on February 25, 2019.

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

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