

Planning Commission
Meeting Minutes
April 19, 2016

All Planning Commission members were present with the exception of Mr. Richard Moxey. Also present were Mr. Sam Bryant, Mr. Tom Yatsky, Mr. Mark Hintenlang and Mr. Matt Walters.

Minutes of March 16, 2016: Mr. Rick Eggleston made a motion to approve the minutes of March 16, 2016, seconded by Mr. David Holewinski and approved.

Chairman Mr. Michael Stanislaw welcomed Mr. Holewinski back to the planning commission and also welcomed new member, Ms. Loren Frasco. He stated there is now one vacant position on the commission.

New Business:

Biagioli Planning Module: Mr. Robert Showalter from Showalter and Associates spoke briefly about getting DEP approval for his sewer plans. After the borough planning commission assesses the project it will go back to the Bucks County Planning Commission. Mr. Rick Eggleston made a motion to recommend the planning module to borough council, seconded by Mr. David Holewinski and approved. Mr. Sam Bryant stated the intention is to present this project to borough council at the May meeting. A sidewalk waiver request will also be included.

Land Development Application – ATM Kiosk: Mr. James Kinosian of Stonefield Engineering and Design, LLC provided an overview of this project. Mr. Kinosian stated the proposed Bank of American drive-through kiosk will be located in the center of the parking area of the Town Center shopping center on West Butler Avenue. The structure will be 8 ft. long, by 4 ft. wide, by 11 ft. tall with signage located on all four sides. The signage will be back lite. Currently this plan will eliminate 9 parking spaces and the area surrounding the structure will be landscaped. The improvements will not impact current drainage. Additional lighting is proposed within a 60 foot radius to ensure a safe environment. There will be seven light poles surrounding the ATM, with a 15 foot maximum height. This could be reduced to three lights if the pole height is higher. The goal is to minimize the impact to neighboring tenants and surrounding areas.

The Borough Engineer, Mr. Mark Hintenlang, provided a letter of review of the plans with his recommendations.

The project will be reviewed by the Zoning Hearing Board on May 19, 2016.

Old Business:

Planning Commission Annual Report: Mr. David Holewinski made a motion to approve the annual report, seconded by Mr. Michael Parke and approved.

Review of Ordinances Pertaining to Noise, Lighting, Rentals, Pets, Graffiti and Other Nuisances: Mr. Sam Bryant provided current ordinances for noise and lighting. Mr. Bryant stated he would like to address the noise ordinance based on changes being made in construction.

Specifically, there have been numerous complaints regarding early morning start times at Hidden Meadows. Currently the working hours are 7:00 am – 9:00 pm. Mr. Bryant stated that allowing work to be done until 9:00 pm is excessive. He asked that the commission consider changing this. He suggested a penalty for violations of \$500 plus court costs. After a lengthy discussion it was decided to recommend to council that working hours should be 7:00 am – 7:00 pm on weekdays and 9:00 am – 7:00 pm on weekends. A noise waiver protocol was also discussed. Mr. Rick Eggleston made a motion to recommend these hours and waiver to council, seconded by Mr. David Holewinski and approved.

2017 Comprehensive Plan: Mr. Matt Walters of the Bucks County Planning Commission stated work on the comprehensive plan will begin after the TCDI public meeting on May 12, 2016.

Mr. Rick Eggleston made a motion to adjourn the meeting, seconded by Mr. Michael Parke and the meeting adjourned at 9:23 pm.

Respectfully submitted,

Carrie Gamble