

Planning Commission Meeting
February 17, 2016
7:30 PM

All Planning Commission members were present with the exception of Mr. Karl Dieterichs and Dr. Michael Parke. Also present were Mr. Sam Bryant, Mr. Mark Hintenlang and Mayor David Holewinski.

Minutes of January 19, 2016 Meeting: Mr. Bob Binkley made a motion to approve the minutes, seconded by Mr. Richard Moxey and approved.

New Business:

537 Plan Update Review: Mr. John Swenson from Carroll Engineering created the 537 Plan Update and stated the borough's 537 Plan was last updated in 1980. The update is an interim plan before the borough can get the full revision done. Mr. Swenson stated the borough would be getting 218 EDUs which would accommodate the borough's sewer capacity for the next five years. After a lengthy discussion among commission members regarding development and the probable need for more EDUs, it was noted that the 537 Plan Update will need to be reviewed by Bucks County Water and Sewer, the Bucks County Health Department, the Bucks County Planning Commission and the DEP. The DEP will require a letter from the borough explaining the need for more EDUs. Mr. Sam Bryant stated that he would meet again with Mr. Swenson for more EDUs and resubmit.

Presentation of 3D Version of Mixed Used Overlay: Mr. Steve Barth stated this is a historic moment for the borough, as for the first time we will have a 3D vision as to what the Butler Avenue Corridor might look like in the future. Mr. Steve Gilmore has generously offered his company to put together this very expensive presentation. Representatives from Gilmore and Associates, Mr. Scott Muller and Mr. Mark Conway presented their creation which utilized the proposed plans of County Builders for the Knoell property as well as hypothetical townhomes and a single floor shopping center located across from the university. The design included existing homes and showed how they would appear surrounded by new, taller structures. The 3D concept allowed for street views which provided a sense as to what it would look like driving or walking through town. There was a general concern regarding the "canyon effect" of tall structures on both sides of the road. It was suggested to stagger frontages in order to avoid this. Mr. Barth stated that the current design from County Builders consists of balconies and different levels to break up the height. The model did not include on street parking and there were questions regarding how this will affect the area visually and how it will affect traffic flow.

Ms. Lorraine Moxey asked if anyone has spoken to the residents of Barrie Circle as they are going to be most impacted by the new development. Mr. Michael Stanislaw stated that he had shown the resident of the neighborhood the preliminary plans from County Builders last summer when they were first presented to the Planning Commission. He stated that this could be a very positive change for the residents on the Smith Marine side as they currently have a small 6 foot

backyard and with development they could possibly have a cleaner backyard with a buffer. The neighborhood will also have a new and improved intersection.

Old Business:

Consider Zoning Amendment Application from County Builders:

Mr. Sam Bryant stated that Bucks County Planning Commission submitted an updated version of the Mixed Use Overlay Ordinance with revisions this afternoon. The borough Planning Commission was not given sufficient time to review, so it was decided to review the revisions at this time. Below are the major revisions which were discussed:

1. The Planning Commission was curious as to why residential usage was removed as a conditional use.
2. The BCPC recommended staggering the front walls of the new buildings to avoid the canyon effect.
3. With the Mixed Use Overlay currently there is no buffer required, however, the BCPC did not want an excessive buffer to limit building size. The compromise that was made was that properties within the overlay district not using the zoning will have the buffer.
4. The front setback as determined by the BCPC is to change to either 10 feet or 17 feet.

With many concerns discussed, particularly with deciding on setbacks, it was decided that Mr. Bryant will relay these concerns to Ms. Lynn Bush, Mr. Michael Savona and Mr. Kevin Reilly. It was also suggested a special meeting be set up in order to make final decisions on the Mixed Use Ordinance in a timely fashion. The goal is to have the ordinance ready for the March Planning Commission meeting so it can be recommended for approval by Borough Council.

Main Street Project Status: The Main Street draft copy will be handed out and discussed at the next Steering Committee meeting which will take place on April 14, 2016. On May 12, 2016 there will be a public hearing regarding the Main Street Project.

Mr. Michael Stanislaw made a motion to adjourn the meeting, seconded by Mr. Bob Binkley and the meeting adjourned at 9:47 pm.

Respectfully submitted,

Carrie Gamble