

**Agenda
Planning Commission
March 21, 2017**

- 1. Pledge of Allegiance**
- 2. Minutes of January 17, 2017**
- 3. New Business**
 - A. Review of Draft 2016 Annual Update**
 - B. Future Joint Planning Meeting with Doylestown Township**
- 4. Old Business**
 - A. Comprehensive Plan Update**
- 5. Adjournment**

New Britain Borough
Planning Commission Minutes
January 17, 2017

The monthly meeting of the New Britain Planning Commission was called to order by Chairman Michael Stanislaw at 7:30 PM. Planning Commission members present were Vice-Chairman Karl Dieterichs, Mr. Richard Moxey, Mr. Rick Eggleston, Mr. David Holewinski, Ms. Loren Frasco, Mr. Robert Binkley and Ms. Margaret Remmey. Also present were Mr. Mark Hintenlang, Mr. Sam Bryant and Mr. Matthew Walters. Not present was Dr. Michael Parke.

Minutes of November 15, 2016: Ms. Frasco noted the 4th paragraph on page one to change “Mr.” to “Ms.” Lorraine Moxey. Mr. Holewinski made a motion to approve the Minutes of November 15, 2016 with the change. The motion was seconded by Mr. Eggleston and was unanimously approved.

New Business: There is no new business.

Old Business:

Comprehensive Plan Update: Mr. Walters suggested splitting up projects per month, to break it up in an easy way so there will be plenty of time to finalize the Comprehensive Plan by December 31, 2017. He distributed a “Tentative Project Schedule” and for this month the discussion was on “Recommendations” and “Land Use.”

There was a lengthy discussion on these two sections of the Comprehensive Plan.

Mr. Moxey made a motion to adjourn the meeting. The motion was seconded by Mr. Holewinski and the meeting adjourned at 8:50 PM.

Respectfully submitted,

Carrie Gamble



2016 Annual Planning Commission Activity Report

March 1, 2017

PA Municipal Planning Code

“Section 207. Conduct of Business.--(a)....The commission shall keep a full record of its business and shall annually make a written report by March 1 of each year of its activities to the governing body.”

2016 PLANNING COMMISSION MEMBERS

Chairman – Michael Stanislaw

Vice Chairman – Karl Dieterichs

Members – Council Member Robert Binkley, Richard Eggleston, Loren Frasco, Mayor David Holewinski, Richard Moxey, P.E., Dr. Michael Parke, Margaret Remyey

Council Liaison – Robert Binkley

Secretary – Carrie Gamble

Engineer – Mark Hintenlang, P.E.

Planning Consultant – Lynn Bush / Matt Walters, Bucks County Planning Commission

2016 SALDO ACTIVITY

- Biagioli
 - o Final Plan was approved in 2015 for 5 lot residential subdivision near Butler/Sandy Ridge. In 2016, reviewed Planning Module for Sewage and recommended for approval. Worked with staff and volunteer fire company on driveway width and parking areas. Recommended fee in lieu of for sidewalk waiver.
- Bank of America Kiosk
 - o Reviewed request for waiver from land development for an ATM Kiosk in the Town Center Shopping Center. Recommended approval of waiver as well as fees in lieu of for sidewalk and streetscaping.
- NBI
 - o Reviewed request for waiver from land development for an expansion of a restaurant on Butler Ave. Recommended waiver with guarantee of sidewalk installation.
- Knoell
 - o Reviewed request for preliminary land development for a mixed use project at Butler Ave / Shady Retreat Rd. Recommended for preliminary approval with the use of Spring City lighting and possible inclusion of bike trail along Shady Retreat Rd.
- Clow
 - o Reviewed sketch plan for request to subdivide and construct two additional houses along Meyers Ave. A review of the Mixed Use Overlay found that the applicant would need to make significant changes for the plan to work.
- Kirk
 - o Reviewed request for preliminary/final land development for a commercial structure along Matthews Ave. Staff review found multiple issues with the plan, including a possible need for Zoning Hearing Board involvement. The Commission requested the applicant waive the 90 day requirement, meet with Zoning Hearing Board, and revise the plan for further review.

2016 ORDINANCE REVIEW

- MUO
 - o Recommended the Mixed Use Overlay for approval after months of review with staff.
- Noise
 - o Recommended that the Borough make changes to these regulations as part of a Zoning cleanup.
- Lighting

- Recommended that the Borough make changes to these regulations as part of a Zoning cleanup. The Borough should introduce “dark sky” principles.
- Rentals
 - Recommended no change to the Borough rental regulations at this time.
- Weeds/Bamboo
 - Recommended adoption of an Ordinance to regulate Weeds/Bamboo.
- Signage
 - Recommended that the Borough make changes to these regulations as part of a Zoning cleanup.

OTHER ACTIVITIES

- Interim 537 plan
 - The Borough Interim 537 Plan for sewage treatment was reviewed and recommended for approval with the suggestion that more sewage capacity (EDUs) be added to the “Miscellaneous” category.
- Main St Plan
 - The revitalization plan for Butler Ave was recommended for approval with minor suggested changes.
- Comprehensive Plan
 - A framework was developed to have the Comprehensive Plan updated in 2017.