

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

July 25, 2019

Meeting Minutes

A public worksession of the Plumstead Township Board of Supervisors was held on Thursday, July 25, 2019 at 7:30 p.m. at the Plumstead Township building, 5186 Stump Road, Plumsteadville, PA.

Present:

Brian Trymbiski

Peter Busillo

Nick Lykon

Daniel Hilferty

William Oetinger, Esq.

Timothy Fulmer, P.E.

Carolyn McCreary

Chair

Vice Chair

Secretary

Treasurer

Township Solicitor

Township Engineer

Township Manager

Absent:

Darren Carroll

Asst. Secretary/Asst. Treasurer

Chairman Trymbiski called the meeting to order at 7:30 p.m. with a moment of silence and Pledge of Allegiance.

PUBLIC COMMENT: None

Mr. Trymbiski opened the meeting, stating that the purpose was to discuss the proposed village overlay district and ordinance amendment, which was developed by the Bucks County Planning Commission staff and the Township Planning Committee. It was noted that Don Veix, Chairman of the Planning Commission was present.

John Ives introduced himself and Bryn-Erin Kerr to the Board, stating they were seeking Board feedback on the work the Planning Commission has done to date. He stated the idea of conducting a study and evaluating the village as a possible town center were first introduced in the Township's Comprehensive Plan, which was updated in 2011. He stated those same objectives are being considered this evening, pointing to the Town Hall meeting held in 2013 and reviewing comments made from that exercise. Ms. Kerr reviewed the details of the map of the village, stating it has not changed from what was previously shared with the Board. Mr. Ives reminded the Board the current zoning would still exist, but the introduction of an overlay zoning is meant to provide incentives to redevelopment. Details of the Village Overlay District (VOD) were reviewed with the Board including its purpose, applicability, uses permitted by right or conditional use, area and dimensional requirements, development standards and parking. There was discussion on area and dimensional requirements being proposed with Mr. Ives noting the overly district setbacks are more flexible. Mr. Veix explained the Planning Commission's deliberations and rationale for various components of the overlay district. The Board discussed building heights, noting allowing a taller structure would allow for varying details along the roof line that would not count in calculating the building height in order to incentivize a developer not to simply propose a flat roof. While discussing the possibility of

public spaces like courtyards, patios and plazas the Board asked questions about the legal versus the ultimate right-of-way on Route 611, and public uses allowed in them. During discussion on the proposed parking requirements Mr. Trymbiski expressed concern about making them so high that the Township would end up with a large amount of unnecessary impervious surface, pointing to the Plumstead Square Shopping Center as an example. Mr. Lykon stated he believes the VOD in this present form does not require enough parking, noting there is no parking garage or on-street parking available in the village like in Doylestown so private parking needs to be adequate. Mr. Ives and Ms. Kerr explained the proposed and modified uses for the village, and shared renderings of what this could look like on several properties. Ms. Kerr ended the presentation by sharing details of the community visioning survey, which asked respondents about their vision for the Plumsteadville Village, which stores they patronize, what they like best and least about the look of the area, thoughts on streetscape design, site design/layout, gateways, architectural styles and the design of Plumsteadville. Ms. Kerr described some of the architectural styles found within the village. She also highlighted some specific comments made in the survey.

Mr. Ives made note of the Board's comments and requested changes, stating he would make the changes and send the document to the Township for review.

Mr. Oetinger noted this would require more than just the advertisement of a public hearing, with the affected property owners needing to be notified and properties posted.

The Board thanked Mr. Ives and Ms. Kerr for being at the meeting, and the work they have done to date. They also thanked Mr. Veix and members of the Township Planning Commission for taking on this project.

OTHER BUSINESS

Ms. McCreary stated she had one item for Executive Session, involving a personnel matter.

ADJOURNMENT

Motion by Mr. Hilferty, seconded by Mr. Busillo to adjourn into Executive Session at 10:08 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted

Carolyn McCreary
Township Manager

Date approved: