



Planning Commission Meeting

Borough of Quakertown



February 12, 2015

In Council Chambers of Borough Hall

At 7:00pm

BOARD MEMBERS IN ATTENDANCE:

Fred Tirjan – Vice Chairman

Cathy Gillahan - Secretary

Michele Scarborough

Michael Haywood

Michael Orzel

William Kee

Ronald Heller

Philip Abramson

BOARD MEMBERS NOT IN ATTENDANCE:

Jon Roth – Chairman

ALSO IN ATTENDANCE:

Douglas Wilhelm, Building Code Officer

Katherine Renner - Recording Secretary

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>ROLL CALL</u>	<u>DENIAL/ APPROVAL</u>
PROCEEDINGS	<i>Meeting called to Order by Fred Tirjan at 7:00pm</i>		
MINUTES	<i>Approval of November 13, 2014 Meeting Minutes- not included in packets & will be tabled until next meeting</i>	<i>Ron Heller made a motion; Seconded by Philip Abramson</i>	<i>November 13, 2014 Minutes tabled until next meeting</i>

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>RECOMMENDATION / ROLL CALL</u>	<u>DENIAL/ APPROVAL</u>
<p>RE- ORGANIZATION OF THE BOARD MEMBERS FOR 2015</p>	<p>Nominations for Planning Commission CHAIRMAN:</p> <p>Nominations for Planning Commission VICE-CHAIRMAN:</p> <p>Nominations for Planning Commission SECRETARY:</p>	<p><i>Michael Orzel Nominated John Roth with Ron Heller to second it.</i></p> <p><i>Michael Orzel Nominated Fred Tirjan with Michele Scarborough to second it.</i></p> <p><i>Michele Scarborough Nominated Cathy Gillahan with Ron Heller to second it.</i></p>	<p><i>All Board Members were in agreement.</i> <i>Jon Roth will continue as Chairman.</i></p> <p><i>All Board Members were in agreement.</i> <i>Fred Tirjan will continue as Vice-Chairman.</i></p> <p><i>All Board Members were in agreement.</i> <i>Cathy Gillahan will continue as Secretary.</i></p>
<p>MEETING DATES</p>	<p>Approval of the 2015 Planning Commission Meeting Dates; the 2nd Thursday of each month and <i>Still at 7:00pm</i></p>	<p><i>Philip Abramson motioned to approve the dates with Cathy Gillahan to second the motion.</i></p>	<p><i>All Board Members were in agreement.</i></p>

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>RECOMMENDATION / ROLL CALL</u>	<u>DENIAL/ APPROVAL</u>
<p>TOM SKIFFINGTON'S PLANS FOR 101 E. BROAD ST</p>	<p>Doug Wilhelm was representing on Tom Skiffington's behalf. Indicated that back in 2008 through part of 2011, Mr. Skiffington presented plans for 8 townhomes, with the removal of the garage on this location and will also be able to add 20 + parking spaces. It was already approved from Planning Commission, Zoning Hearing and through Council back in that period. Sometime in 2011, Mr. Skiffington had the plans come back from plan review. There was a discussion between the Borough / Engineers and Mr. Skiffington on changes that the Borough / Engineers wanted him to do and Mr. Skiffington walked away from the project. However, when he walked away he kept the plans on file for himself plus here at the Borough and along with at Cowan & Associates. Now Mr. Skiffington is looking at other options in the Borough and has honed his energy on bringing this project back for this property. He came back to the Borough with the proposal that he had originally started with in 2008 and would like to bring back this project. He would like to start by demolishing the Garage then start the process with building the 8 unit Townhomes.</p> <p>Mr. Wilhelm checked with Cheryleen Strothers & Mike Smith to get the original plans and have them reviewed again. This way if there is adjustments that might need to be made due to building construction changes he will know them right up front and have no hidden surprises so he can address them before it goes any further.</p> <p>The plan from Quakertown Boroughs standpoint is to bring this back in front of the Planning Commission Board to make sure that the Planning Commission was still okay with moving forward with this project and re approves the plan. From this approval, it will go to Council for their approval and be able to continue to move forward with the plan review and have him start applying for the permits to get him moving forward with this project.</p>	<p>Philip Abramson questioned if this would have to back to Zoning.</p> <p>So tonight, you are looking for the re-approval of the demolition.</p>	

	<p>Mr. Wilhelm informed Mr. Abramson that it does not have to go back to zoning but will have to go to Council. The other item he/ Mr. Skiffington will have to do is the Land development through Bucks County and all that is required with that.</p> <p>To move forward yes for the re-approval of the demolition and then I will bring the rest back.</p>	<p>Ron Heller stated this is just for the demolition.</p> <p>Also, would like to make a motion to suggest Borough Council to approve the demolition of the Garage on Mr. Skiffington plans.</p> <p>Mike Orzel seconded the motion.</p> <p><i>Roll Call was issued:</i></p> <table data-bbox="1192 532 1570 906"> <tr> <td>Jon Roth</td> <td>Absent</td> </tr> <tr> <td>Fred Tirjan</td> <td>Yes</td> </tr> <tr> <td>Cathy Gillahan</td> <td>Yes</td> </tr> <tr> <td>Michael Orzel</td> <td>Yes</td> </tr> <tr> <td>William Kee</td> <td>Yes</td> </tr> <tr> <td>Michele Scarborough</td> <td>Yes</td> </tr> <tr> <td>Ron Heller</td> <td>Yes</td> </tr> <tr> <td>Michael Haywood</td> <td>Yes</td> </tr> <tr> <td>Phillip Abramson</td> <td>Yes</td> </tr> </table>	Jon Roth	Absent	Fred Tirjan	Yes	Cathy Gillahan	Yes	Michael Orzel	Yes	William Kee	Yes	Michele Scarborough	Yes	Ron Heller	Yes	Michael Haywood	Yes	Phillip Abramson	Yes	<p>A Unanimous vote to make recommendations for Borough Council to approve the demolition of the Garage on Mr. Skiffington plans.</p>
Jon Roth	Absent																				
Fred Tirjan	Yes																				
Cathy Gillahan	Yes																				
Michael Orzel	Yes																				
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Old Business	Cathy Gillahan asked about “The Parking Lot Triangle”- Thought to be in the concept stage of the plans; never came back for any approvals for anything but yet there are two (2) big signs at each end of the lot stating” Coming soon, Shops & eateries”	Doug Wilhelm indicated that the land has been sold. Conceptual idea is approved but the owner cannot move forward with any plans until the building that is being planned to be built has 2/3 of the building filled with a lease or the bank will not release/ fund the money to build. The plans will or should be here in the next month or so to go to plan review and to come in front of you the Planning Commission for the final plan of the building and hoping for construction to start sometime around mid to late summer.	
New Business	Mike Orzel asked if anything coming into Bottom Dollar location	No, the issue with that location is that a new tenant has to buy out the rest of Bottom Dollar’s lease, which was a 16-year lease for that location. Technically that location can sit empty for the remaining of the 16 years as long as the owner of the lease is paying the lease each month.	
Adjourn		Phil Abramson made a motion to Adjourn the meeting with Ron Heller seconding the motion.	Next meeting to be scheduled for March 12, 2015

Recording Secretary: *Katherine Renner*