



Planning Commission Meeting

Borough of Quakertown



March 12, 2015

In Council Chambers of Borough Hall

At 7:00pm

BOARD MEMBERS IN ATTENDANCE:

Jon Roth – Chairman	
Fred Tirjan – Vice Chairman	Michael Orzel
Cathy Gillahan - Secretary	William Kee
Michele Scarborough	Ronald Heller
Michael Haywood	Philip Abramson

BOARD MEMBERS NOT IN ATTENDANCE:

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 Jon Roth at 7:00pm</i>		
MINUTES	<i>Approval of November 13, 2014 Meeting Minutes & the February 12, 2015 Meeting Minutes</i>	<i>Michael Haywood made a motion; Seconded by Michael Orzel for the November Minutes William Kee made a motion; Seconded by Ron Heller for the February Minutes</i>	<i>November 13, 2014 Minutes approved. February 12, 2014 Minutes approved. Cathy Gillahan was abstained due to being absent from meeting.</i>

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>RECOMMENDATION / ROLL CALL</u>	<u>DENIAL/ APPROVAL</u>
<p>TOM SKIFFINGTON'S 101 E. BROAD ST. STRUCTURAL PLAN REVIEW</p>	<p>Mr. Doug Wilhelm started off by reiterating to the board members the history on this project and indicated that the plans were once again sent up to Cowan and Associates for review. In the packets, Cowan's review dated February 18, 2015, lists various items that Mr. Skiffington has to address then take them back to his architect to make the necessary changes. The reason is to bring the plans up to current codes that are required for Mr. Skiffington to move forward on this project. From his indications, we should be receiving the final plans sometime this week. Mr. Skiffington is here tonight to help answer any questions or issues you have in regards to getting this project going.</p> <p>Mr. Skiffington came forward and stated that the actual footprint of the plans changed. The footprint of the plans was made smaller with the set back of the building and increasing the number of parking spaces to not only for the 8 townhomes but also for the neighboring, Globe Hotel.</p> <p>Mr. Doug Wilhelm offered that he had the chance to review everything from the site plan all the way up to the building plans. He feels confident in what he seen is well suited for Quakertown Borough's plans along with the area plan at that location. He also brought it up to the department heads at the Borough for any utility issues that may arise.</p> <p>Mr. Doug Wilhelm explained that we do not have the knowledge of that until the plans come back and Mr. Skiffington has a chance to sit down with each of the utility departments to discuss the issues the utility departments have.</p> <p>Mr. Skiffington explained that one of stipulations on Cowan's review was to widen one of the garages to make it handicap accessible, which will be on the architectural final plans.</p> <p>There will be parking for both, the 8 Townhomes plus the Globe. The required parking spots for the town- homes are 1 and a ½ per townhome. This more than exceeds the requirements for the parking for the Townhomes and the Globe. Between the 8 Townhomes and the 9 apartments at the Globe, the required parking spaces are 21.5 and the plans show 29.</p>	<p><i>Mr. Jon Roth asked if there would be any foreseeable issues with the utilities being placed underground.</i></p> <p><i>Mr. Ron Heller stated that it looks like there was 9 more parking spaces added to the parking lot and still have the 3-car garage.</i></p>	

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<p>TOM SKIFFINGTON'S 101 E. BROAD ST. STRUCTURAL PLAN REVIEW</p>	<p>Mr. Skiffington has plans for positioning a fence between the railroad tracks and the parking lot as a buffer to help from people using it as a cut through area.</p> <p>Ron Heller stated if no more questions were going to be ask, that he would like to make a motion to approve the 8 Townhomes as long as the developer is and stays in compliance with the engineer's approved final plans.</p> <p>William Kee spoke up with him not knowing that they were suppose to approve the plans tonight because he thought they should have final plans here and have a chance to look at them carefully before we decide to approve them or not.</p> <p>William Kee asked Doug Wilhelm if Cowan has the plans now and if they are reviewing them.</p> <p>Doug Wilhelm stated that Cowan already did the review and what they have found is in tonight's meeting packet.</p> <p>William Kee replied with, that was on the structural & Building them, from what I have seen.</p> <p>Doug Wilhelm stated that is what you are supposed to approve tonight. Last month was to approve the demolition & site plan.</p> <p>William Kee directed that he thought it was just to approve the demolition.</p> <p>Doug Wilhelm declared it was to approve the layout, to approve the move forward with the site plan. To bring the building plans from 2008 to Cowan to perform the review and now that has happened, the review sent to Mr. Skiffington. In which he forwarded to his Architect to make the necessary changes to the plans to meet the requirement that Cowan has set forth to be able to continue forward with this project.</p> <p>Jon Roth asked if Cowan's review requirements were satisfied.</p> <p>Doug Wilhelm indicated that once the Borough receives the updated final plans from Mr. Skiffington, the plans go back to Cowan to identify that the items from the review letter were fully satisfied. Once we receive that confirmation that gives the Borough the permission to issue the permits that will be needed as long as this project is approved tonight.</p>		

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<p>TOM SKIFFINGTON'S 101 E. BROAD ST. STRUCTURAL PLAN REVIEW</p>	<p>The Zoning relief has already been pre approved and completed.</p> <p>Jon Roth – Ron Heller’s motion can still stand as long as project complies with the requirements of Cowan’s review.</p> <p>Phil Abramson said he would second the motion.</p> <p>William Kee interjected with his only issue is that the Planning Commission are always approving plans with conditions or terms set But the Planning Commission never see the final plans. I would like to see the final plans after Cowan reviews them as final plans before the Planning Commission approves these plans. It goes back to and is the same thing as Walgreens with them telling us “We got to get this approved!” and Bang got it approved and out of here. The Planning Commission never saw the final plans that the engineers approved and yet we have to approve it. That is just my opinion on this.</p> <p>Chairperson, please make a note that last month’s meeting in the minutes it states Ron Heller stated this is just for the demolition. Declared William Kee</p>	<p>Jon Roth said it was duly noted asked for roll called.</p> <p><i>Roll Call was issued:</i></p> <table data-bbox="1249 617 1659 1047"> <tr><td>Jon Roth</td><td>Yes</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>No</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> <p><i>The plans approved with a 8 to 1 vote</i></p> <p>Duly Noted stated Jon Roth, Chairman</p>	Jon Roth	Yes	Fred Tirjan	Yes	Cathy Gillahan	Yes	Michael Orzel	Yes	William Kee	No	Michele Scarborough	Yes	Ron Heller	Yes	Michael Haywood	Yes	Phillip Abramson	Yes	
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<p>1009 JUNIPER STREET REVIEW OF PROPOSED PLAN TO DEMO THE BUILDING</p>	<p>Doug Wilhelm started with stating this property owned by St Luke’s hospital and as of September 2014, he himself condemned the building due to structural damage done. The hospital wanted to sell the property and Mr. Dan Soliday and his partners purchased this property on February 25, 2015. They are proposing to demo the building and build 5 townhomes there. Dan Soliday and his partners got together and came up with good idea and plan for trying to make this work. That is why he is here tonight. He would like the Planning Commission to look at his concept plan for 5 town homes on this parcel and give their approval for him moving forward to the next phase in this process. The Review has been completed with one zoning issue that has to do with meeting the side yard widths requirements. This will go to the Zoning Board for the relief.</p> <p>Dan Soliday informed the last use of this property was general office with maybe 2 to 3 spaces occupied. It believed that it was originally a clothing factory.</p> <p>Mike Cygan and I met with the hospital back in the fall of 2014. We came to an agreement that the building had structural damage, investigated the schismatic’s of this lot, and determined that the 5 townhomes is the right direction to go in. In keeping with the rest of Juniper Street, it is a mixed use of townhomes, row homes, and twins are located along Juniper Street. This will be one building with 5 townhomes; commonly we would subdivide into each individual lot and keep the Juniper street theme going.</p> <p>We are envisioning that each will be 3 bedrooms, 2 and ½ bathrooms homes with one car garage with off street parking in the front.</p> <p>Doug Wilhelm indicated that the 5 townhome plans meets all of the zoning requirements with the exception of one pertaining to the side yards. This will have to go to the Zoning Board for relief or suggestions.</p> <p>Dan Soliday is here tonight looking for approval of the demolition of the building and if the Planning Commission Board likes the concept from what has been seen on the sketch plans of the 5 townhomes, thinks they are heading in the right direction.</p>	<p>Mike Orzel made a motion to approve “just the demolition of the building.” Michele Scarborough seconded the motion.</p>	

Now Jon Roth along with Dan Soliday would like a Roll call vote for the concept/sketch plan is going and to continue to go in the correct direction with this plan.

Roll Call was issued:

Jon Roth	Yes
Fred Tirjan	Yes
Cathy Gillahan	Yes
Michael Orzel	Yes
William Kee	Yes
Michele Scarborough	Yes
Ron Heller	Abstained*
Michael Haywood	Yes
Phillip Abramson	Yes

*Mr. Heller relative is one of the partners on this project.
Unanimous vote to approve the demolition of building.

Phil Abramson motioned to approve the concept/sketch plans with Cathy Gillahan to second it.

Roll Call was issued:

Jon Roth	Yes
Fred Tirjan	Yes
Cathy Gillahan	Yes
Michael Orzel	Yes
William Kee	Yes
Michele Scarborough	Yes
Ron Heller	Abstained*
Michael Haywood	Yes
Phillip Abramson	Yes

Motion carries...

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>RECOMMENDATION / ROLL CALL</u>	<u>DENIAL/ APPROVAL</u>
Old Business	<p>Old Wa-wa or Toro's Restaurant building</p> <p>What about the school construction</p>	<p>As of right now Doug Wilhelm stated that he spoke with people who want to change that into a Chinese / Tia Restaurant and then two days later someone called for converting it to a medical building.</p> <p>The construction of the school is actually ahead of schedule. The school board has hired a construction manager and he is there every day walking the building making sure what is suppose to be done is either already done or will be.</p>	
New Business	Phil Abramson indicated that he like William Kee would like to see final drawings or at very least with the Engineers review.	Each case is a different circumstance. To be discussed later.	
Guests in the Audience	Ms. Vantrese and son were present tonight due to having to attend a civil service meeting to complete part of required probation, which will require a signature.	Jon Roth appreciated them coming, understood the reasoning, and will sign paper work after meeting is over.	
Adjourn	Jon Roth asked if we could have a motion to adjourn	Ron Heller made the motion along with Phil Abramson seconding it.	Next Meeting will be April 9, 2015

Recording Secretary: *Katherine Renner*