



Planning Commission Meeting

Borough of Quakertown



January 14, 2016

In Council Chambers of Borough Hall

At 7:00 pm

BOARD MEMBERS IN ATTENDANCE:

Jon Roth – Chairman	Michael Orzel
Fred Tirjan – Vice Chairman	William Kee
Michael Haywood	Ronald Heller
Michele Scarborough	

BOARD MEMBERS NOT IN ATTENDANCE:

Cathy Gillahan – Secretary
Philip Abramson

ALSO IN ATTENDANCE:

Douglas Wilhelm, Building Code Officer
 Katherine Aufiero - Recording Secretary

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
PROCEEDINGS	<i>Meeting called to Order by Jon Roth at 7:00 pm</i>	
MINUTES	<i>Approval of October 8, 2015 Meeting Minutes</i>	<i>Ron Heller made the motion to approve the minutes and Mike Haywood seconded the motion. Also, have 3 abstentions</i>

<u>AGENDA # 1</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>																		
<p style="text-align: center;">RE-ORGANIZATION OF PLANNING COMMISSION MEMBERS FOR 2016</p>	<p>CHAIRMAN: <i>Michael Orzel nominated Jon Roth and Ron Heller & Michele Scarborough made the motion to approve. Roll call was issued.</i></p>	<p><i>Roll Call was issued:</i></p> <table border="0"> <tr><td>Jon Roth</td><td>Abstained</td></tr> <tr><td>Fred Tirjan</td><td>Yes</td></tr> <tr><td>Cathy Gillahan</td><td>Absent</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>Absent</td></tr> </table>	Jon Roth	Abstained	Fred Tirjan	Yes	Cathy Gillahan	Absent	Michael Orzel	Yes	William Kee	Yes	Michele Scarborough	Yes	Ron Heller	Yes	Michael Haywood	Yes	Phillip Abramson	Absent
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<u>AGENDA # 2</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
<p align="center"><i>APPROVAL OF THE 2016 PLANNING COMMISSION MEETING DATES</i></p>	<p><i>Michele Scarborough made the motion to approve the dates. Ron Heller second the motion</i></p>	<p><i>Unanimous agreement</i></p>
<u>AGENDA # 3</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
<p align="center"><i>AMENDING CHAPTER 27 OF THE QUAKERTOWN BOROUGH'S ZONING ORDINANCE</i></p>	<p>Doug Wilhelm initiated the discussion with the Pedestrian-Oriented Mixed-Use Overlay (POMU) Zoning district which was established a year and a half ago. Bucks County and Quakertown Borough knew they would be finding some issues that would have to be reviewed and if need be revised. That is what has happened.</p> <p>Since the time Doug stepped in to this position, he found there were numerous discrepancies between the POMU and what was specified in Quakertown Ordinance. When the POMU was implemented, the items were not revised or removed in the appropriate way.</p> <p>Doug Wilhelm, Ed Scholl, and Lisa Wolf of Bucks County have been meeting over the past 6 months to review these issues and rectify them.</p> <p>Enclosed in your packets is an explanation on each of the highlighted proposed changes to be made. The full Chapter 27 Ordinance is included also, to show all the highlighted proposed changes in its correct context.</p> <p>In conclusion, a Special Consideration section has been proposed to be included in Chapter 27. This section pertains to Municipal Use, Public Schools, and Fire Stations. Quakertown reached out to PAMPC (Pennsylvania Municipal Planning Commission) for information and understanding for this section. PAMPC collected ordinances from surrounding municipalities and derived information from them for this Special Consideration section, stating that if anything does come up with Municipal Use, Public Schools, and Fire Stations, it is a Conditional Use; this is to alleviate any conflicts or confusion. This is the only new section added to the Chapter 27 Zoning Ordinance; the rest is proposed clarification on the deficiencies throughout the chapter.</p>	

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
<i>AMENDING CHAPTER 27 OF QUAKERTOWN BOROUGH'S ZONING ORDINANCE</i>	Michele Scarborough made a motion that Council approves the proposed changes according to the attached ordinance. Michael Orzel second the motion.	<i>Unanimous agreement</i>
<i>OLD & NEW BUSINESS</i>	<i>Doug handed out a report with all the ongoing projects and their status to date. Also included is any new business coming into or will be coming into the Borough.</i>	<i>All members gave positive feedback on new report</i>
<i>SPECIAL AWARD CEREMONY</i>	<i>Doug Wilhelm presented Ron Heller with an official "Brick from the High School old siding". In dedication to all the times Ron asked why the school decided to get rid of the beautiful brick.</i>	<i>Ron Heller graciously accepted the gift as long as Doug signed & dated the brick</i>
<i>Adjourn</i>	<i>Ronald Heller made a motion to adjourn the meeting Michael Haywood second the motion</i>	<i>Next Planning Commission Meeting is scheduled for February 11, 2016</i>

