

Planning Commission Meeting

Borough of Quakertown

August 11, 2016

In Council Chamber of Borough Hall

At 7:00 pm

BOARD MEMBERS IN ATTENDANCE:		BOARD MEMBERS <i>NOT</i> IN ATTENDANCE:
Cathy Gillahan – Secretary Michele Scarborough Philip Abramson Michael Haywood	Michael Orzel William Kee Ronald Heller	John Roth - Chairman Fred Tirjan – Vice Chairman
ALSO IN ATTENDANCE:		
Douglas Wilhelm, Building Code Officer Katherine Aufiero - Recording Secretary Cheryleen Strothers, Cowan & Associates		John W. Kornick, K2 Consulting Engineering

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION / ROLL CALL</u>
PROCEEDINGS	<i>Meeting called to order by Secretary, Cathy Gillahan, at 7:00 pm</i>	
MINUTES	Approval of June 16, 2016 Meeting Minutes	<i>Phil Abramson made the motion to approve the minutes and Bill Kee seconded the motion.</i>

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION/ROLL CALL</u>
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**RE-
ORGANIZATION
OF THE
PLANNING
COMMISSION
OFFICERS**

Doug Wilhelm - Good news and bad news, good news is Jon Roth was appointed to the Borough Council. Congratulations to Jon, we wish him the best. The bad news is the Planning Commission will need to change up the officers for the remainder of the 2016 year. We will need to appoint a Chairman until the re-organization at the beginning of 2017. According to the PMPC, you will need to appoint someone to Chairman, and if need be Vice-Chairman and so forth to finish out the 2016 year. Fred Tirgan was reluctant to step in as Chairman, but will, until the end of the year. Fred stated that he feels, Jon Roth, Cathy Gillahan, and himself have been in the same positions for quite some time and would like to see new people & faces in these position for some new fresh ideas.

Ron Heller - would like to make the motion for Fred Tirgan to be acting Chairman until the end of 2016.

Michael Orzel - will second the motion.

Cathy Gillahan - Now we will need to make a motion for an acting Vice Chairman until the end of 2016 and I would like to make a motion for Michele Scarborough be Acting Vice Chairman.

Philip Abramson - will second the Motion.

Cathy Gillahan All in favor.
Motion passes.

**REVIEW
OF
30 S.
WEST END
BLVD ~
MED**

Doug Wilhelm - 30 S. West End Blvd is currently the property known as Guitar Villa which is located right next to the Mattress Warehouse property. Mr. John W Kornick of K2 Consulting is here with us tonight for the land development phase. Med Express brought in all necessary plans, drawing, & along with Cheryleen, who is here tonight, comments from the plan review with Cowan & associates. Bucks County Planning Commission and Bucks Preservationist both looked at land development plans with their comments also included in your packets. The Building plans are up for review already with all of the permit applications completed waiting for approval. Before I turn this over to John, tonight we will need approval of the land development based off the comments and concerns.

<u>AGENDA</u>	<u>DISCUSSION</u>	<u>DECISION/ROLL CALL</u>
<p style="text-align: center;">REVIEW OF 30 S. WEST END BLVD ~ MED EXPRESS</p>	<p><i>John W Kornick</i> - It has be a great experience working with the Quakertown Borough, the building officer, Doug Wilhelm, and his professional staff. Med Express is an urgent care corporation, that facilitates a walk up doctors office. Traditional doctors office is to make an appointment, hopefully within a two week time frame and not to forget the appointment. Go to the appointment and get looked at and fixed up. Med Express is a walk up, walk in facility. basically get treated for bumps, bruises, scrapes, minor cuts, colds, & the flu. They do Not accept ambulance & emergencies services; they want the local hospitals emergency rooms to deal with them.</p> <ul style="list-style-type: none"> - Med Express has over 178 operating centers through out the east coast. - Med Express has two Corporate Offices; one located in Morgantown, West Virginia and the other in Western Pennsylvania. - The Western Pennsylvania has been around since the late 1990's. - Centers are open 363 days a year with the exception of Christmas & Thanksgiving. - The Med Express in PA can dispense limited formula type of medicines; z-packs, packaged medicines, antibiotics, & antinflamatories . - Med Express treats non-emergency systems with a a staff of 1 physician and 8 to 10 working staff . - Hours of operations are 8:00 AM to 8:00 PM working period. - The Med Express works on efficiency and quickness. They want to see a patient in & out within a 45 minute time frame from the time they walk in through the doors. - A typical center will operate with a target range of seeing 30 patients per 12 hour day/ shift. <p>Once the center exceeds that, they will look within the community to open a second center.</p> <p>-As Doug Wilhelm indicated this is proposed on TMP 35-2-13-01, the Guitar Villa is currently there. Guitar Villa building is approximately 4,000 sq ft and Med Express proposed building is approximately 4,950 sq ft, which reduces the impervious surface area 59% to the Vila's 70%.</p>	

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<p style="text-align: center;">REVIEW OF 30 S. WEST END BLVD ~ MED EXPRESS</p>	<p><i>John W Kornick Continued</i> -We connected with Cowan Associates with regards to water run off issues and we worked out a solution for storm drain management.</p> <ul style="list-style-type: none"> - Created a more efficient driveway access and ADA access sidewalks along S. West End Blvd. and adding more direct access to the Building which we are more willing to comply too. - Changing all planting / shrubs for ones that meet the guidelines and adding extra barriers. <p>- Bucks County Conservation District indicated adequacy with regulations.</p> <p>- As for the Plan Review comments from Cowan & Associates and Bucks County - Planning Commission; Med Express reviewed all the comments and has no issues addressing each comment with compliance.</p> <p><i>Phil Abramson</i> - made a motion to approve the Med Express Plans based on the Bucks County Planning Commission and Cowan & Associates review reports and adhering to those comments and recommendations.</p> <p><i>Michael Haywood</i> - 2nd the motion.</p> <p>Roll Call issued.</p> <p>Unanimous agreement</p>	<table border="1"> <tr> <td>Jon Roth</td> <td>N/A</td> </tr> <tr> <td>Fred Tirjan</td> <td>Absent</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	N/A	Fred Tirjan	Absent	Cathy Gillahan	Yes	Michael Orzel	Yes	William Kee	Yes	Michele Scarborough	Yes	Ron Heller	Yes	Michael Haywood	Yes	Phillip Abramson	Yes
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<p style="text-align: center;">INTER - MUNICIPAL TRANSFER OF LIQUOR LICENSES - <i>Buffalo Wild Wings</i></p>	<p><i>Doug Wilhelm</i>- basically, if a restaurant wants to open up somewhere, unless they are purchasing a business that already has a liquor license, they need to obtain their own liquor license. In the past year we have done four (4) of these so far. If someone needs to buy a liquor license, believe it or not there is a website where you can search and find liquor license's that are available to purchase throughout Bucks County. When one is found and the purchasing of the license is completed, applications from the LCB (Liquor Commission Board) then needs to be transferred. Quakertown Borough wrote up an ordinance for the process of these transfers. The way it is transferred is by a Resolution which is by approval through Borough Council. The Resolution will go along with the applications to the LCB for premission to transfer it here.</p>																			
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**INTER -
MUNICIPAL
TRANSFER OF
LIQUOR
LICENSES -
Buffalo Wild**

Doug Wilhelm- The last transfer we did, Chuck Fonzone looked it over and recommended the Planning Commission review any future transfer that might come in. I am bringing this to the Planning Commission for you to review and agree to send it to Borough Council.

Michele Scarborough - made a motion to send it to Borough Council for approval.

Michael Haywood - 2nd the motion.

Unanimous agreement

**OLD & NEW
BUSINESSES
/
PROGRESS
REPORT:**

New & Old Businesses consisted of the rest of the progress report for July 2016 was reviewed with the following items:

The High School-

Mattress Warehouse

Town homes on Juniper St.

The Moose Bldg.

Freight Building

Trolley Barn

The Free Press Building

Dunkin Donuts- Soft opening on Aug, 15, 2016

Cleveland Steel project still moving forward

Front St. Haller Enterprise

TGI -Fridays

ADJOURN

Phil Abrasom made the motion to adjourn the meeting and William Kee second the motion

*Next Meeting Scheduled for
September 8, 2016.*

Recording Secretary

Katherine Aufiero