

YARDLEY BOROUGH PLANNING COMMISSION
Thursday, October 12, 2023, 7:30 PM Borough Hall
MEETING MINUTES



- I. **CALL TO ORDER at 7:35 PM** – Susan Taylor, Vice Chair

- II. **PLEDGE OF ALLEGIANCE**

- III. **ROLL CALL**
Present: Bob Bushar (BB), Chuck Dolan (CD), Susan Taylor (ST), Melissa Dawson (MD), Zach Bark (ZB)
Not Present: Richard Hodge (RH), Matt Sinberg (MS)

- IV. **COMMUNITY ANNOUNCEMENTS**
 - A. Video recordings of all Council Meetings available on Yardley Borough Website and Facebook page.

- V. **PUBLIC COMMENTS**
At this time – public comment is welcome.

- VI. **APPLICANTS FOR THIS MONTH**
 - A. No applicant

- VII. **MINUTES APPROVAL**
Susan Taylor noted that the last minutes should be revised to be dated June 8, 2023. Bob Bushar made a motion to approve the minutes dated 14 September 2023, this was seconded by Susan Taylor.

- VIII. **COUNCIL UPDATES**
No items were discussed here.

ITEMS FOR REVIEW THIS MONTH
 - A. 2024 Yardley Borough Comprehensive Plan Update
Request for Proposals
2024 Budget Projection for Comp Plan Update
Richard met with Paula this past month to discuss the comprehensive plan. Tonight the PC will focus on the topics that should be included in the RFP for the comprehensive plan update.

Key Topics that the PC wants to Focus on Updating, Richard will take these to Council:
 - Utilization of Borough Property
 - Riverfront Enhancements

- Golf Course Zoning – The zone should be reviewed so that the land use is Appropriate
- Consolidation of Retail & other Mercantile use in the ‘Heart of Yardley’
- Pedestrian Circulation, Links & Amenities
- Maintenance, Care & Public Use of Lake Afton
- Other topics that are not as significant:
 - Parking, shared cooperative
 - Property Values Changes
 - Affordable Housing
 - Climate Change, Sustainability & Imminent Flooding Consequences
- Requirements
 - Consultant Requirements
 - Town/Borough Planning Experience
 - Town/Borough Planning Experience related to Parking, zoning evaluation, retail improvements,
 - Project Experience with Bodies of Water/Riverfront Improvement Projects
- Additional Discussion & Review of the
 - All PC members agreed that a Pre-Proposal Meeting is required.
 - Public Engagement & Participation was Discussed – (1) Borough Wide Meetings to obtain Public Opinion/Comment, (2 or 3) Planning Commission Meetings, (1) Borough Council Meeting & (1) Public Hearing Before Council
 - Confirm with Borough Council how Involved they want to be.
 - Virtual/Social Media Public participation was discussed.
 - Melissa to reach out to Spring Grove, Susan to reach out to Riegelsville & Doylestown Borough to get information on the costs for their respective Comprehensive Plans.

IX. ADJOURNMENT 8:55 PM