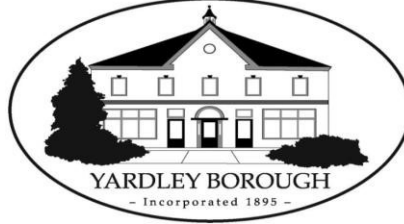


**YARDLEY BOROUGH PLANNING COMMISSION**  
*Thursday, January 12, 2023 7:30 PM Borough Hall*  
**MEETING MINUTES**



- I. **CALL TO ORDER** Richard Hodge, Vice Chair
  
- II. **PLEDGE OF ALLEGIANCE**
  
- III. **ROLL CALL**  
Present: Matt Sinberg (MS), Richard Hodge (RH), Susan Taylor (ST),  
Chuck Dolan (CD), Bob Bushar (BB) Melissa Mertz (MM)
  
- IV. **COMMUNITY ANNOUNCEMENTS**
  - A. All Council and Committee Meetings are still in-person format.
  - B. Video recordings of Council Meetings available on Yardley Borough Website/Facebook page.
  
- V. **PUBLIC COMMENTS**
  - A. No Public comment.
  
- VI. **APPLICANTS FOR THIS MONTH**
  - A. Review of the proposal for the Yardley Inn Improvements has been continued to January at the request of the applicant. Conditional use application as required for Outdoor Dining is expected to be submitted before the PC review of the YII application.
  
- VII. **MINUTES APPROVAL**
  - A. Approval of Minutes dated 8 Dec 2022  
Revise Pg 2 Yardley Inn – 2<sup>nd</sup> paragraph – change “Rivermawr” to “neighboring areas”.  
- ST moved approval as amended, MS 2<sup>nd</sup> – MM abstained & all others approved.
  
- VIII. **COUNCIL UPDATES**
  - A. Key highlights from 20 Dec 2022 and 3 Jan 2023 Council Meetings and impact on Planning Commission.
    - It appears the Outdoor Dining Ordinance to has still not been sent to BCPC.
    - Sidewalk project is still not finished.
  
- IX. **PLANNING COMMISSION OFFICERS**

Reorganization for 2023. Congratulations to All!

  - Chairperson – RH – motioned by CD, 2<sup>nd</sup> by MM, and all approved
  - Vice Chairperson – ST – motioned by RH, 2<sup>nd</sup> by CD, and all approved
  - Secretary – MM has been selected and all approved

X. **ITEMS FOR REVIEW THIS MONTH**

- A. **Yardley Inn Improvements** – The applicant requested the PC review of the Yardley Inn Improvements proposal be continued to February 2023 to give the applicant time to prepare documentation for Outdoor Dining Conditional Use Permit.
- The Borough engineer review comments on the revised application have been received and distributed electronically to PC members. Commissioners should review the revised materials and be prepared for a thorough review in the February meeting. CD’s hard copy of the applicant’s documents includes two floor plans of the building while the electronic transmittal does not. RH will get floor plans from Paula, scan and distribute an electronic file. Commissioners are reminded that Paula has hard copies in Borough Hall.

Planning Commissioners discussed observations about the applicant’s resubmitted materials:

- CD observes that T&M’s November 10, 2022 responses to September 9, 2022 Review Letter must be updated to have all of their references be consistent to all pages in their Plans. For example, references to “Sheet#4 – Existing Conditions & Demolition Plan” in most cases is actually Sheet 5. The references are out of synch because drawing sheets were inserted into the revised final set.
- The applicant is requesting “waiver” for a number of items. The Borough Engineer identifies nine waivers requested. Five of these request relief from physical parameters of parking, driveways and setbacks. YBPC requests clarification about the applicability of “Waiver” vs. “Variance”. (Post meeting note: The governing body (Council) has the right to grant waivers from the provisions of subdivision and land development ordinance. Only a Zoning Hearing Board can grant variances from provisions of the zoning ordinance. For both waivers and variances, the burden of proof is on the applicant to demonstrate hardship or reason for the governing body to grant relief.)
- There remain questions of parking lot layout, size of aisles and spaces.
- ST observes Architectural Graphic Standards as a reference, for dining room/restaurant the avg capacity can be estimated to be 13–16 sq ft/person. With Level 1 and 2 floor plans, we now have a better idea of the application. The relationship between the total floor area and the applicant’s interpretation of required parking remains a question.
- Concern for off-site parking agreements and continuous renewed of those agreements remains a concern to the YBPC.
- The BCPC review comments have not been addressed by the applicant in the revised submission – floodplain conservation district, parking, trees, bicycle facilities, sewage facilities. The YBPC should probe the applicant about their intentions regarding these topics. Article 27-756.3 applies.
- RH will finalize agenda for February meeting.

XI. **ADJOURNMENT at 9:25 PM**