

YARDLEY BOROUGH PLANNING COMMISSION
Thursday, April 13, 2023 7:30 PM Borough Hall
MEETING MINUTES



- I. **CALL TO ORDER** Richard Hodge, Chair

- II. **PLEDGE OF ALLEGIANCE**

- III. **ROLL CALL**
Present: Richard Hodge (RH), Chuck Dolan (CD), Bob Bushar (BB),
Melissa Dawson (MD), Zach Bark (ZB) (ZB joined by Zoom at 7:50 PM)
Not in Attendance: Matt Sinberg (MS), Susan Taylor (ST)

- 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. Yardley Inn – Outdoor Dining

- VII. **MINUTES APPROVAL**
 - A. Approval of Minutes dated 9 February 2023
A motion was made by Robert Bushar to approve minutes dated 9 February 2023 as submitted, which is seconded by Mr. Dolan. A vote was held, and the motion passes 4-0.

- VIII. **COUNCIL UPDATES**
 - A. See Agenda. Not discussed.

- IX. **ITEMS FOR REVIEW THIS MONTH**
 - A. Yardley Inn Improvements – Conditional Accessory Use of a Restaurant
in accordance with 27-618 Outdoor Dining Accessory to Restaurant - TYI Holdings LLC
Representing Yardley Borough:
Planning Commission per roll call
Recording Secretary, Mary Ann McLean
Representing the applicant:
Bryce McGuigan, Begley, Carlin & Mandio LLP
Peter Golden, Sherute LLC
Eben Copple, Genesis Hospitality
Michele Molhollen, Yardley Inn

The whole of 27-618 was reviewed and compared against the applicant's exhibits and attestations. The relevant portions of 27-1315 were also reviewed. Mr. McGuigan presented evidence supporting Yardley Inn's current and proposed compliance with all ordinance and conditional use requirements. The planning commission sees no need for variance nor waivers.

It is noteworthy that the proposal provides for 1,350 sf of seating area under the tent, and approximately 675 sf of seating area immediately southwest of the tent. This provides for 76 additional seats and about twelve parking spaces are taken out of service. By variance previously granted and with the updated off-site parking agreements shown, the applicant project remains in compliance for parking.

CD expressed concern about safety in the parking lot at creek edge drop off. Mr. McGuigan agreed that the applicant will address this concern.

Mr. Hodge motioned to recommend approval of the Conditional Accessory Use of a Restaurant in accordance with 27-618 Outdoor Dining Accessory to Restaurant, which is seconded by Mr. Bushar. A vote was held and the motion passed 5-0.

B. 2024 Yardley Borough Comprehensive Plan Update

A discussion was held regarding the long-term project of updating the 2014 Comprehensive Plan which ideally is revisited and renewed every ten years. It is acknowledged that professional help will be needed, and that there are grant opportunities to assist with the plan update. Ms. Dawson offered to do some preliminary research on grant funding opportunities to engage a consultant to assist with this project.

X. ADJOURNMENT at 8:47 PM
Reconvene 11 May 2023