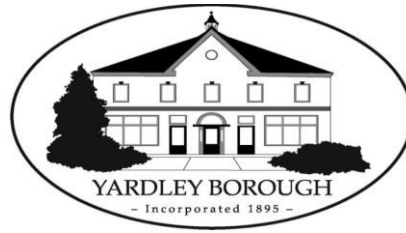


YARDLEY BOROUGH PLANNING COMMISSION
Thursday, June 08, 2023, 7:30 PM Borough Hall
MEETING MINUTES



- I. **CALL TO ORDER at 7:32 PM** - Richard Hodge, Chair

- II. **PLEDGE OF ALLEGIANCE**

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

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

- V. **PUBLIC COMMENTS**
A. No public comment

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

- VII. **MINUTES APPROVAL**
A. Approval of Minutes dated 11 May 2023
A motion was made by Susan Taylor to approve minutes dated 11 May 2023 as submitted, which is seconded by Mr. Bushar. A vote was held, and the motion passed 6-0.

- VIII. **COUNCIL UPDATES**
A. ST asked for an update on the May meeting motion regarding the Anti-Graffiti ordinance. RH responded that the May Meeting Minutes will be shared with YB Council (Caroline Thompson) to move the motion forward.

- IX. **ITEMS FOR REVIEW THIS MONTH**
A. RH stated that he will follow up with Council to get their input on the Comprehensive plan. He also noted that Paula Johnson will be helping to focus on the Comprehensive Plan. He suggested that we invite Paula Johnson and the two (2) Council Liaison to the Planning Commission (Caroline Thompson and Uri Feiner) to one of the upcoming PC meetings to advance the discussion.

- B. General Comments/Discussion on the Comprehensive Plan – Chapter 11: Heart of Yardley was the focus. The following comments were discussed as a group:
- i ST - Restaurants are barely mentioned throughout the chapter. The chapter should be updated to encourage restaurant use and help maintain current businesses.
 - ii The Heart of Yardley Area should be better defined – A Figure/Map should be included under this chapter and supplemented with a written description of the bounds.
 - iii The chapter hints at encouraging consolidation of commercial activity in the downtown area. This needs to be further discussed as an initiative.
 - iv Lack of current retail businesses in the Heart of Yardley was discussed. This should be encouraged for future business development.
 - v Focusing on the ‘The Concept – A Diversified Downtown’ section of the chapter and the plan. The PC discussed the bulleted list of the plan. It was agreed that this list was general and should be revised to be more specific to Yardley Borough.
 - vi Economic Development – this section needs to be updated for current statistics.
 - vii The Comprehensive Plan should include an aspirational plan for parking to show existing and proposed parking for the Heart of Yardley and how it can be optimized.
 - viii The PC should consider inviting large landowners in the Borough for input on future development.
 - ix In the future, the PC should review the public comment provided in the 2014 plan and incorporate it into the update.
 - x The Appearance section of the chapter should be revised to refer to the guidelines established by the historic district. Details and guidance on this should be eliminated from this chapter.
 - xi The organization of the chapter should be reviewed. It seems like topics are discussed in multiple sections.
 - xii Promotion and Organization Recommendations section – The Main St program principal should be encouraged. This should be included in this section.
- C. A share file was provided to the PC for the working Master Plan document. RH will confirm with Borough Hall if there are any sharing restrictions. Moving forward, the commissioners should be able to work on the word document collaboratively and add comments accordingly. The notes/comments above will be incorporated into the working document.
- D. For the next meeting the PC will focus on Chapter 10: Land Use Plan
- E. The Planning Commission will be taking off in July and will reconvene in August.

X. **ADJOURNMENT at 9:29 PM**
Reconvene 10 August 2023