QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
Quakertown Borough
Quakertown Community School District
Richland Township
Richlandtown Borough
Trumbauersville Borough

MEMORANDUM

TO: Quakertown Area Planning Committee

FROM: Matthew M. Walters, Secretary

SUBJECT: Monthly Meeting

DATE: February 7, 2025

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, February 11th, 2024,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes from January 14, 2025
4. Zoning Ordinance Rewrite and Zoning Map Changes—Haycock Township
5. 2025 QAPC/PennDOT Annual Transportation Meeting
6. Old Business/New Business
7. Approval of Invoices
8. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, February 10th, 2024**. Thank you.

MMW

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
January 14, 2025

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:00 p.m. The following members were in attendance: Chris Betz (Trumbauersville Borough); Edward Child (Trumbauersville Borough); Henry DePue (Haycock Township); Ronald Jackson (Quakertown Community School District); Andrew Janke (Richlandtown Borough); Adam Klein (Milford Township); Michael Orzel (Quakertown Borough); Doug Propst (Quakertown Borough); Jonathan Sell (Quakertown Borough); Chris Spear (Quakertown Community School District); and Rusty Taft (Haycock Township). Also in attendance: Matt Walters (Bucks County Planning Commission) and Timothy Ritter (Quakertown Borough resident).

Public Comment

Tim Ritter, Quakertown Borough resident and former QAPC Committee member, was in attendance and inquired about the status of the QAPC website.

Nomination and Election of QAPC Vice-Chairperson

On a motion by Andrew Janke, with a second by Michael Orzel, Andrew Janke was elected Vice-Chairperson by a unanimous vote of the Committee.

Approval of Minutes from December 10, 2024

Matt Walters presented the meeting minutes for December 2024. On a motion by Rusty Taft, with a second by Adam Klein, the minutes of the December 10, 2024, monthly meeting were unanimously approved.

Sketch Plan of Land Development for Rotho Blaas USA, Inc.—Milford Township

The Committee reviewed the proposal to construct a two-story warehouse and office consisting of 96,427 square feet on a 6.46-acre site. A total of 100 parking spaces and 7 loading spaces are proposed. The plan proposes an asphalt multi-use trail and two stormwater basins. The site is located along the southern side of John Fries Highway (PA 663) at the southeastern intersection with Rosenberger Road and is within the township's PC Planned Commercial District.

The QAPC reviewed a sketch plan submission for this site in October of 2023. Although several of the comments from the previous review were addressed, the Committee wanted to reiterate and add the following comments for the township's consideration:

Street improvements—The Committee recommended that the applicant provide an analysis of the existing condition of Rosenberger Road, including core samples, to ensure that the additional truck traffic can be accommodated.

On a motion by Michel Orzel, with a second by Rusty Taft, the Committee unanimously voted to provide a review letter to the township reflecting the comments as discussed.

Zoning Ordinance and Zoning Map Amendment (LI Light Industrial District)—Trumbauersville Borough

The Committee reviewed the proposal to create the LI Light Industrial District, with appropriate standards, to provide for such uses as light manufacturing, office, and laboratory research facilities. The proposal would also rezone TMPs #45-2-11, 45-3-1, and a portion of 45-2-15 from the SRL Suburban Residential Low District to the LI Light Industrial District.

The Committee was in receipt of the review letter from the Bucks County Planning Commission. Considering the extensive comments, Ed Child suggested that the Committee table the discussion.

Conditional Use Application for Automotive Sales—Richland Township

The Committee discussed the proposed change in use from A-1 Nursery and G-1 Retail to E-18 Automotive Repair with an E-19 Accessory Automotive Repair use on a 10.69-acre site located at the southwest corner of North West End Boulevard (PA 309) and Zion Hill Road. The site is within the township's PC Planned Commercial District and the Arterial Overlay District.

The Committee offered the following comments:

Future use of the property—The Committee recommended that township officials take steps to ensure that the property is only used for use E-18 Automotive Repair with an E-19 Accessory Automotive Repair use. The Committee was concerned that the use could convert to a salvage yard (Use G-13).

Environmental assessment—The Committee recommended that during the land development process an environmental assessment be undertaken. The Committee wanted to ensure that contaminants from materials stored during the site's previous use are not present on the site.

2025 QAPC/PennDOT Annual Transportation Meeting

The Committee began preparations for its annual transportation meeting by reviewing the 2024 capital and maintenance projects. Several projects were finished and will be removed from the lists.

Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoice

Matt Walters presented draft invoices from the Bucks County Planning Commission for planning services provided in December 2024 and advertising costs for 2025. On a motion by Rusty Taft, with second by Ed Child, the Committee unanimously approved the BCPC invoice for December 2024 in the amount of $247.50 and the meeting advertisement for 2025 in the amount of $108.01.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

BCPC
Bucks County Planning Commission
The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Eleanor M. Breslin, *Chair*
Richard Donovan, *Vice Chair*
Thomas J. Jennings, *Secretary*
Harold Hayes
James J. Keenan
James E. Miller Jr.
David R. Nyman
Edward J. Tokmajian
Tom Tosti
Evan J. Stone
Executive Director

MEMORANDUM

To: Haycock Township Board of Supervisors
Haycock Township Planning Commission

From: Bucks County Planning Commission

Date: February 5, 2025

Subject: BCPC #14-25-1
Proposal to Repeal and Replace the Zoning Ordinance Text and Zoning Map
Applicant: Board of Supervisors
Date Received: January 13, 2025
Hearing Date: March 3, 2025

In accordance with the provisions of Sections 304, 607, and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 5, 2025.

GENERAL INFORMATION

Proposed Action: To repeal the existing zoning ordinance text and map and replace them with a new ordinance and map. The new ordinance contains new definitions, new uses and regulations, and removes Quakertown Area Planning Commission language and zoning districts that are not applicable to Haycock Township. The proposed ordinance is restructured to include new district charts that provide the area and dimensional requirements for all uses in each district. Existing performance standards have been moved into new articles, including natural resources and nuisances. The amended zoning map contains seven rezoned parcels to rectify split-zoned parcels, and three parcels are being rezoned to the PC Planned Commercial and SC Select Commercial districts.

Proposed Zoning Provisions:

A. Ordinance Text Changes

1. Existing zoning ordinance has all definitions as section numbers, proposed zoning ordinance has all definitions under Section 201.

2. Newly defined terms:

- Applicant
- Aquaculture

COUNTY COMMISSIONERS:
Robert J. Harvie Jr., *Chair*; Diane M. Ellis-Marseglia, *LCSW Vice Chair*; Gene DiGirolamo, *Secretary*

- Bedroom
- Building Coverage
- Building Envelope
- Building Façade
- Buffer
- Cartway
- Clear-Sight Triangle
- College or University
- Condominium Association
- Demolition
- Developer
- Development Plan
- Drainage Facility
- Dwelling Unit
- Eaveline
- Electric Vehicle Charging Station
- Electric Vehiccle Supply Equipment (EVSE)
- Emergency
- Erect
- Facility
- Fence
- Flag Lot
- Green Cemetery
- Homeowner's Association
- Land Development
- Land Owner
- Living Spaces
- Municipal Waste Landfill
- Native Plant
- Occupied Building
- Owner
- Party Wall
- Persons
- Porch
- Professional
- Recreation Area
- SALDO
- Screening
- Setback & Setback Line
- Wall

3. Terms removed from definitions:

    - Determination
    - Electric Substation
    - Flood Fringe
    - Floodplain Soils

- Floodway
- Floor Area Ratio
- Home Occupation
- Performance Standard Subdivision
- Principal
- Story; Story, Ground

4. The following uses have been added to the zoning ordinance with accompanying use regulations:

   - B8 Age-Qualified Community
   - C9 Continuing Care Retirement Community (CCRC)
   - C10 Group Home (Previously Halfway house)
   - C11 Drug, Alcohol, and Mental Health Treatment Facility
   - D3 Medical Services, Clinic, or Urgent Care
   - E10 Event Venue
   - E16 Microwinery, Microbrewery, or Microdistillery
   - E17 Tasting Room
   - E20 Convenience Store with Fuel Sales
   - E24 Automotive Body Repair and Paint Shop
   - E34 Smoking Lounge
   - E35 Medical Marijuana Dispensary
   - E36 Short Term Rental
   - E39 Limited-Access Self-Storage Facility
   - E41 Sale of Fireworks
   - G2 Medical Marijuana Grower/Processor
   - G3 Distillery, Winery, or Brewery
   - G6 Large Warehouse, Fulfillment, or Distribution Center
   - G7 Flex Space
   - G12 Crematorium
   - H7 Family Daycare
   - H12 Temporary Community Event
   - H13 Heliport
   - H15 Outdoor Eating Area
   - H16 Drive-Through Facility
   - H18 Homestead Chickens
   - H19 Homestead Animals
   - H23 Agritainment

5. The following uses and their regulations have been removed from the Ordinance:

   - B9 Urban Dwelling
   - H15 Off-Street Parking
   - H16 Signs

6. The structure of the ordinance has changed to be regulated by district instead of by performance standards. The new structure results in the removal of the performance standards article. Material from this article has been moved to various other sections of the ordinance, including:

    - General performance standards such as site capacity calculations, environmental performance standards, floodplain regulations, buffer yards, and open space designation and standards have been moved to Article V, Natural Resources.
    - Nuisance standards have been moved to their own article – Article VII, Nuisances.
    - Area and dimensional requirements are included in each of the district charts and Article IV, Establishment of Districts and District Requirements.

7. The following articles have been removed from the ordinance:

    - Article VI, Overlay Zoning Districts, has been removed, as there are no overlay districts in Haycock. This information was from the QAPC zoning ordinance language.
    - Article VII, Planned Residential Development, has been removed, as this is not an applicable use in Haycock Township.
    - Articles VII, Nonconformities, XI, Zoning Hearing Board and other Administrative Proceedings, and XII, Amendments, have all been removed. This information has been included in the updated document in Article XI, Administration and Enforcement.
    - Article XIV, Quakertown Area Planning Committee, has been removed. The QAPC and Haycock's involvement is included in Section 105 of the updated ordinance.

8. The following material has been added to the ordinance:

    - Article IV includes district charts that are new to Haycock. These charts include all the permitted uses in each district, along with the area and dimensional requirements for the district, and text that includes any additional requirements for specific uses in the district.
    - Article V, Natural Resources, Article VII, Nuisances, and Article VIII, Supplemental Regulations, are all new articles that mainly include information that was previously in the performance standards article.
    - Article VI, Signs, has been added to include regulations for all sign types throughout the township.
    - Article XI, Wireless Communication Facilities, and Article X, Alternative Energy, are two new articles which contain new information for Haycock Township, which was not previously addressed in their zoning ordinance.

B. Zoning Map Changes

1. There are seven parcels in the township that currently are located in two zoning districts. The updated map addresses these parcels by rezoning so that each parcel will only be in one zoning district.

2. Two parcels will be rezoned from RP Resource Protection to SC Select Commercial.

3. One parcel will be rezoned from RP Resource Protection to PC Planned Commercial.

COMMENTS

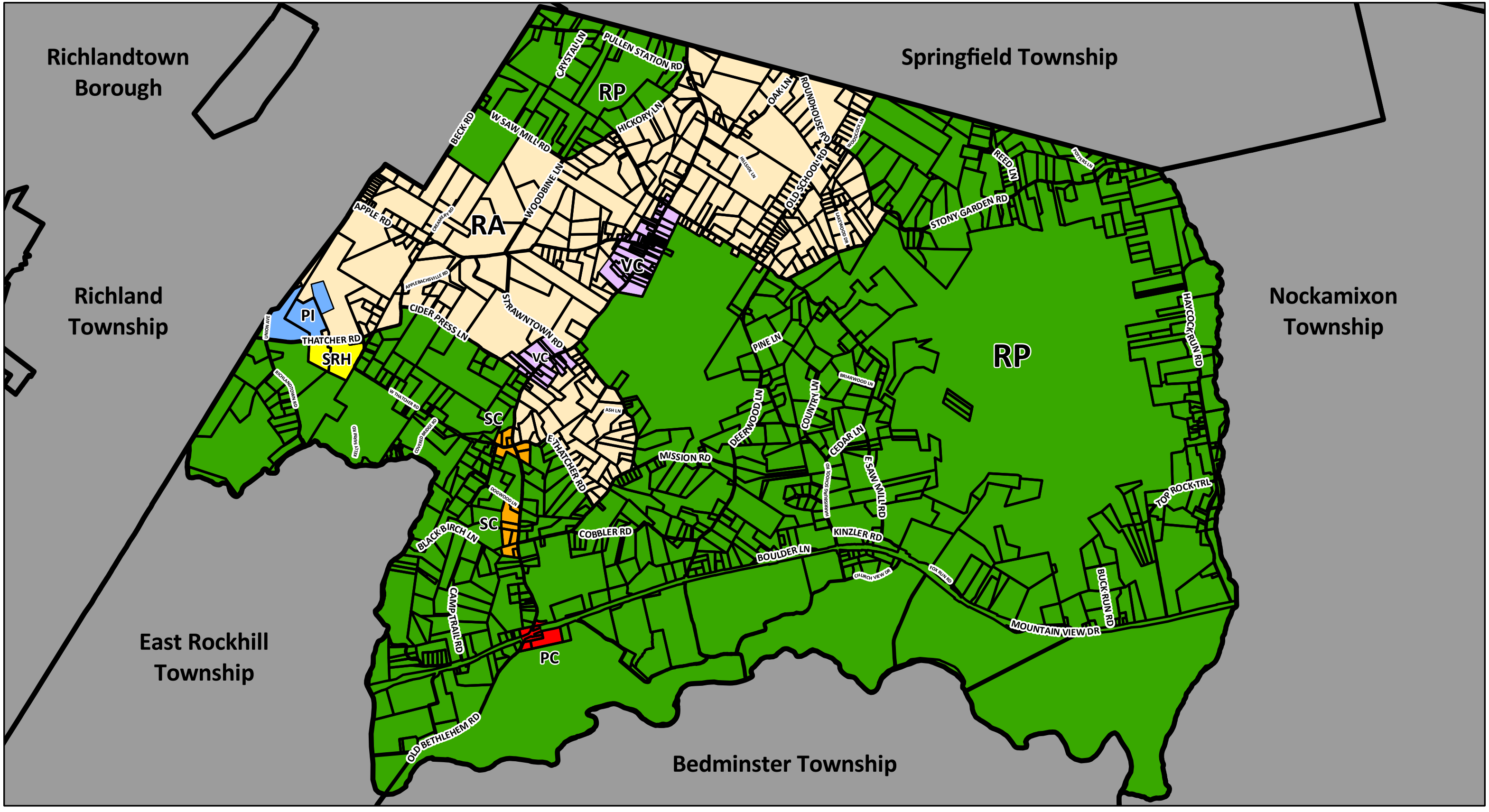
We commend Haycock Township for their continuing efforts to regulate growth and development through sound planning principles. The previous zoning ordinance, adopted in 1994, has been revised continuously to address timely issues, but the proposed revision is comprehensive and clarifies regulations and concepts and eliminates numerous inconsistencies.

The staff of the Bucks County Planning Commission assisted the township in the development of the updated zoning ordinance and map. We recommend that the township adopt the proposal as submitted, since it appears to be consistent with the requirements of Section 603 of the Pennsylvania Municipalities Planning Code (MPC).

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

DM:emh
25-0008

cc: Scott MacNair, Esq., Clemons, Richter & Reiss, PC, Township Solicitor (via email)
Christopher Bauer, Township Secretary/Treasurer (via email)
Andrea Silvestri, Township Zoning Officer (via email)
Donna Eller, Clemons, Richter & Reiss, PC (via email)



BCPC
Bucks County Planning Commission

0 2,000 4,000 6,000 Feet

Zoning

- PC - Planned Commercial
- PI - Planned Industrial
- RA - Rural Agricultural
- RP - Resource Protection
- SC - Select Commercial
- SRH - Suburban Residential High
- VC - Village Center

Haycock Township Zoning Map Draft

December 2024

2024 QAPC: Regional PennDOT Priorities - Capital Projects

2025 Rank	Project Description	Status Notes	2024 Ranking
	Route 663 widening to 4 lanes with left turning lanes at: Turnpike to Allentown Road; Allentown Road to Portzer Road; Portzer Road to Route 309 (Milford)	Right-of-way plans for Allentown Road and PA 663 under review, single-span bridge proposed to lessen debris collection during storms, 1.5 to 2 years for construction	1
	Replacement of Engelman Bridge on Kumry Road over Unami Creek (Milford)	Not on TIP	2
	663/Allentown Road Intersection and Bridge Improvments (Milford Township)		3
	Replacement of bridge on Old Bethlehem Road (Haycock)	On TIP, in design phase	4
	Union Road, from Main Street in Richlandtown to Thatcher Road (Richland/Richlandtown)-widen one-lane bridge near Apple Road to two lanes	Not on TIP	5
	Portzer Road extension to roundabout at BJs/Target (Milford)	Project has been let, design by Milford Twp., constructionin 2023	6
	Alternate truck route around Quakertown Borough (Paletown Road) (Quakertown)		8
	Cherry Road, from Route 309 to Main Street in Richlandtown (Richland/Richlandtown)-needs to be resurfaced with drainage problems corrected; also there are two one-lane bridges that should be widened	road resurfaced, some drainage issues addressed, construction to begin in May 2024	9
	Replace bridge on Stony Garden Road between Roundhouse Road and Reed Lane. (Haycock)	Design complete, construction in 2023	10
	Drainage improvements on Allentown Road between Starr Road and Campbells Bridge over Unami Creek (Milford)		11
	Extend the left turn lane on Route 309 North at the Pumping Station Road intersection (Richland)		12
	Trumbauersville Road Bridge Replacement, one-lane bridge between Fels and Nursery roads (Milford Township)		13
	Pedestrian safety improvements on Route 309 at the Park Avenue traffic light (as part of the Highland Trail) (Quakertown)		14
	Rosedale Road "Twin" Bridge Replacements (Milford Township)		15
	Allentown Road Bridge over Unami Creek between Streamview Way and Sycamore Drive (Milford Twp)	Under Construction	16
	AM Drive Signage Improvements (Milford Township)	New Project for 2024 (was #22 in maintenance last year)	17

2025 QAPC: Regional PennDOT Priorities - Maintenance Projects

2025 Rank	Project Description	Status Notes	2024 Rank
	Route 663, from just past Hickory Drive intersection to just past Portzer Road intersection, repaving (Quakertown)	Mechanized patching completed 2021, resurfacing scheduled for 2025	1
	Allentown Road/Main Street repaving (Trumbauersville)	Partially complete, South Main Street paved, other areas worst spots milled and repaved, sealcoating scheduled for 2022, repaving scheduled for 2023	2
	Allentown Road from 663 to Trumbauersville, repaving (Trumbauersville)	Sealcoating scheduled for 2022	3
	Intersection of Route 309 and Tollgate Road repaving (Richland)	East side of road may have been repaved	4
	Route 309 repaving, between Quakertown-Richland municipal boundaries (Quakertown)	Scheduled for mechanized patching, not on 5-yr repaving schedule	5
	Route 663, northbound right lane from Krammes Road to PA Turnpike entrance, repaving (in Milford, submitted by Levi Bus Co.)	Scheduled for 2025 along with Project #1 above	6
	Broad Street repaving (Trumbauersville)	Mechanized patching in 2 years, not on 5-year repaving schedule	7
	Storm pipe along south side of Allentown Road on both sides of Grant Road (Milford)		8
	Allentown Road Longitudinal pipe: Sycamore to Trumbauersville Road (Milford)		9
	Improve median barriers along Route 309, between Quakertown-Richland municipal boundaries (Quakertown)	Should be addressed during bypass project	10
	West Thatcher Road repaving (Haycock and Richland Townships)	Scheduled for resurfacing in 2024, base repair in 2022 or 2023	11
	Broad Street (Route 313) from 5th Street to Route 309, paving (Quakertown)		12
	North Old Bethlehem Pike, north of PA 663, repaving and clean out of ditches (Richland)	Partially complete, not on 5-year repaving schedule	13
	Tollgate Road, between Trumbauersville Road and Route 309, drainage improvements (Trumbauersville/Milford/Richland)	Paving completed in 2021	14
	Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)		15
	Main Street/Cherry Street drainage repair (Richlandtown)	Drain has sunk and clogs up	16
	Repair roof on PennDOT owned covered bridge on Covered Bridge Road. Bridge is closed. PennDOT is replacing the deck (Haycock/East Rockhill)		17
	One-way yield sign on Union Street Bridge (Richlandtown)		18
	Maple Street/Main Street drainage repair (Richlandtown)		19
	Richlandtown Pike/Depot Lane road hump (Richlandtown)		20
	Krammes Road, overlay and ditch cleaning (Milford Township)		21
	Allentown Road at Bauman Road, replace cross pipe (Milford Township)		22
	Steinsburg Road, oil and chip		23
	Creamery Road, between Trumbauersville and Main Street, repave and clean ditches (Milford Township)		24
	Trumbauersville Road, replace cross pipe near Finland Inn (Milford Township)		25