

## Silverdale Borough Comprehensive Plan Update

Silverdale Borough Planning Commission

### Meeting Minutes

Community and Economic Development Committee Town Hall

May 24, 2022

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**BCPC Staff attendees:** Bryn-Erin Kerr, Deanna Miller, and Evan Stone

**Minutes:**

This was the second Town Hall meeting with the Silverdale Borough Community and Economic Development Committee (SCEDC). Several members of the public attended the meeting, as well as members of the borough planning commission and council.

- Dave Thomas, Chairman of the SCEDC introduced the event and described how public input was crucial to this process. He presented an overview of the committee's work and described the public process. Dave also introduced the BCPC and Steve Barth and noted how their work pertains to this process.
- Steve Barth of the Barth Consulting Group discussed the two community surveys and presented an overview of those results.
- Evan Stone discussed the purpose of the comprehensive plan update. He reviewed a PowerPoint of the borough's existing conditions and presented mixed-use redevelopment projects in Dublin, Chalfont, and New Britain Boroughs.
- The Town Hall broke out into three different groups for a future land use activity. Using dry erase markers and an existing land use map of the borough, the public was asked to imagine the future of Silverdale and determine where future growth was most suitable in the borough. Using the markers, the public outlined where they would like to see the following: multi-family, single-family, mixed-use, and commercial uses.
- Key Takeaways from the group discussions include:
  - Residents showed interest in scale of development in the borough. Concerns about larger scale development (both residential and commercial) and would like to ensure that whatever development occurs in the borough does not impact the borough's current small-scale atmosphere. A few residents mentioned the importance of height restrictions (which the borough already has in place) and limit buildings to three stories.
  - Concerns about traffic and the roads were brought up, and residents would like to make sure that developers that may develop in the borough are addressing potential traffic increase and adding improvements to provide safe, walkable streets.
- The three boards were brought together and compared with a consensus of where future development and redevelopment should be.
  - Mixed-use development along the north side of Main Street, between Walnut Street and Sterling Drive, was agreed upon by all three groups at the meeting. This area of the borough was the most talked about area with residents seeing it as the area with the most potential for development in the borough. A second area along the south side of Main

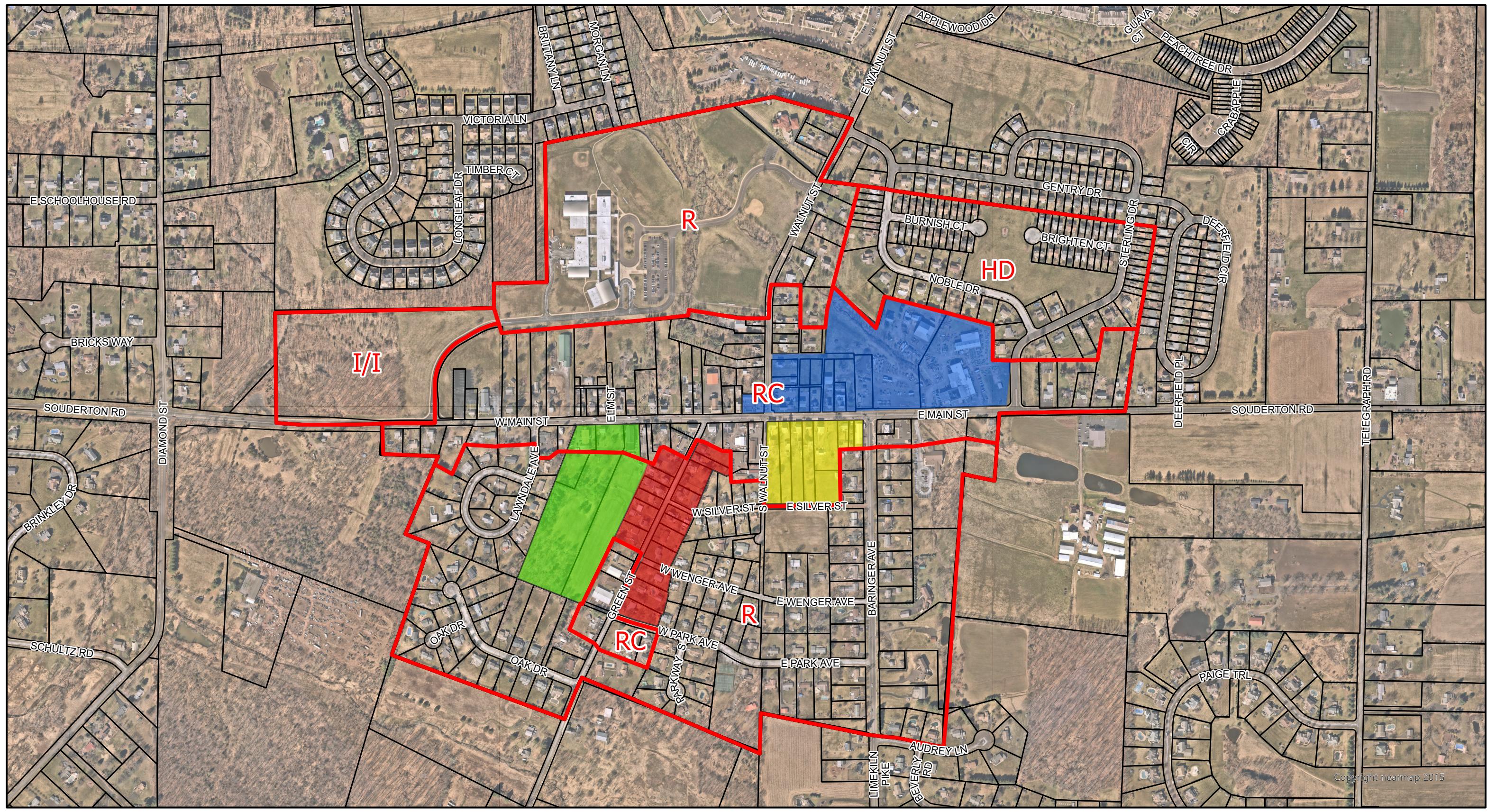
Street between Walnut Street and Baringer Ave was discussed after the group meetings as another potential area for mixed use as it contains nearly 5 acres which could be developed as a town center.

- Residents saw an opportunity for higher density housing, either townhomes or multifamily, on the three larger parcels south of Main Street and West of Green Street. There was some discussion about whether access to that potential development should be along Main Street or Green Street, and most residents agreed there would need to be access via Main Street. It was brought up that the addition of housing in these parcels may benefit the borough to create a more cohesive residential neighborhood, rather than allowing for commercial development along Green Street.
- Discussion about allowing for more commercial development or activity along Green Street where it is currently zoned Residential but businesses are operating was discussed too. Residents tended to want this to be at a much smaller scale, with at home type businesses. This area could be re-zoned or the current R district zoning could be amended to permit low impact home businesses.
- After this meeting, BCPC suggests that the Community and Economic Development Committee take the results of this meeting and come up with a recommendation to the borough's council for their approval as a basis for amending the comprehensive plan and any potential zoning changes.
- Please reference the attached map noting the areas as depicted by the community workshop groups.

**Next Scheduled Meeting:** June 7, 2022

**Location:** Borough Hall

**Time:** 7:00pm



Bucks County Planning Commission



0 0.1 0.2 Miles

- Residential Scale Commercial Use
- High Density Residential Use
- Mixed-Use Overlay Zone
- Potential Mixed-Use Overlay Zone

**Silverdale Borough**  
**May 2022 Town Hall**  
**Community Workshop**