

Sellersville Borough  
Planning Commission  
140 East Church Street  
Sellersville, PA 18960

April 16, 2026  
7:00 P.M.

The April 16 2026, Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Barry Kuhn at 7:00 p.m.

**ROLL CALL:**

**MEMBERS PRESENT:** Barry Kuhn, Vice Chair  
Henry Hufnagle  
Richard Kuntz  
Alex Potoczny

**ABSENT:** Rachel Swierzewski, Chair  
Walter Beard  
Paul McCabe  
Scott P. McMackin, P.E., Borough Engineer

**ALSO PRESENT:** David C. Zipf, Bucks County Planning Commission  
Vicki Kushto, Esq., Borough Solicitor  
Brenda L. Detweiler, Borough Manager

**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

There was no public comment on non-agenda items at this time.

**MINUTES:**

Mr. Kuhn called for a motion to approve the Minutes of March 19, 2026.

**Mr. Kuntz made a motion, seconded by Mr. Potoczny, and unanimously approved by all present, to approve the Minutes of March 19, 2026, as presented.**

**NEW BUSINESS:**

There was no new business at this time.

**UNFINISHED BUSINESS:**

**A. Short Term Rentals Discussion:**

Ms. Kushto reviewed the draft ordinance with the Planning Commission members. Mr. Hufnagle questioned if they wanted to limit it to just the Borough Core (BC) zone. Multi-Family Residential (MR1) and Neighborhood Commercial (NC) would be acceptable as well, with conditional use hearing in front of Borough Council. Mr.

Potoczny would like to see a specific number on maximum occupancy, rather than percentage. Ms. Kushto stated she could state a maximum occupancy of 2 adults and 4 children (with a definition included to describe a child). Mr. Zipf suggested the Borough Code Ordinance be placed somewhere on the premises. He also questioned if the Borough had a timeline to get the ordinance passed because of the possibility of demand of rentals in the outskirts of Philadelphia due to the 250<sup>th</sup> anniversary celebrations, FIFA, and the MLB Home Run Derby and MLB All Star Game.

**Mr. Potoczny made a motion, seconded by Mr. Kuntz, and unanimously approved by all present to advise Ms. Kushto to make the changes discussed to the draft ordinance and present it to Sellersville Borough Council. Once Sellersville Borough Council has approved the draft ordinance, it will be brought back to the Planning Commission for final review.**

**PUBLIC COMMENT:**

There was no public comment at this time.

**ADJOURNMENT:**

**There being no additional matters to come before this meeting of the Planning Commission, Mr. Kuntz made a motion, seconded by Mr. Potoczny, to adjourn the meeting at 7:54 p.m. All were in favor.**

The next scheduled meeting of the Sellersville Borough Planning Commission would be held at 7:00 P.M. on Thursday, May 21, 2026.

By: \_\_\_\_\_

Brenda L. Detweiler  
Borough Manager