

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
MARCH 26, 2008

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Dale Peters Barbara Faust Ross Gardner (absent) Earl Richard Hendricks Nelson Hollenbach Eileen Bradley Richard Packard
Code Enforcement:	Tracey Berry
Borough Engineer:	Amy Riddle Montgomery
Solicitor:	Ann Weiss
Bucks County Planning Commission Consultant:	Maureen Wheatley

Richard Hendricks called the meeting to order at approximately 7:30PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

None at this time.

**APPROVAL OF MINUTES**

Upon a motion by Barbara Faust, seconded by Nelson Hollenbach, the minutes of the February 27, 2008 Planning Commission meeting were unanimously approved.

**NEW BUSINESS**

Perkasie Square Shopping Center

In attendance was Richard Mast of Richard C. Mast Associates, Engineer for the applicant. Mr. Mast explained that the proposal is for an expansion of the Landis Supermarket with two stand alone retail buildings proposed. The Borough Engineer's review letter dated March 18, 2008 and the County Planning Commission review letter dated March 20, 2008 were reviewed. The circulation driveway was discussed. Mr. Hendricks expressed his opinion that he believes it is an improvement to the site having the delivery driveway. Maureen Wheatley expressed her concerns with trucks having difficulty trying to make a left on Constitution. Amy Riddle-Montgomery stated she does not believe this would cause a problem. It was noted that this driveway would be for delivery trucks however passenger vehicles would also utilize this driveway. It was suggested that the building nearest the proposed delivery driveway be shifted to enable entrance to the shopping center parking lot from the proposed driveway.

A brief discussion was held concerning the buffering requirements. Mr. Mast stated that they intend to comply with the buffering requirements, although there was some concern on one interpretation issue. Mr. Mast stated he wished to discuss the environmental performance standards with the Borough Engineer and Code Enforcement Officer at a later date. The number of parking spaces were discussed. Currently there are 460 spaces and 80 reserved spaces from the original plan. The proposed plan indicates 194 additional parking spaces. Mr. Mast stated he believes this is adequate parking for the proposed construction. All spaces will comply with the required 10 feet wide by 20 feet deep.

Mr. Mast stated that the remainder of the review letters are a “will comply”. Mr. Mast thanked the Commission for their suggestions.

Upon a motion by Dale Peters, seconded by Richard Packard, the Commission voted unanimously to table the plan.

### Algeo Subdivision

In attendance were Attorney Michael Kracht, Stephen Algeo, and Engineer Kevin Wolf. Mr. Kracht began discussing the concerns of accessibility of delivery trucks, Borough trash trucks and fire trucks. David Worthington, Fire Chief stated he does not see a problem with the proposed plan and being able to service the proposed property.

The applicant explained they do not wish to extend the alley through to the road, this may cause storm water drainage problems for current residents, and that they want to stick with the original plan. After lengthy discussion, the consensus of the Planning Commission was to allow the applicant to stay with their original plan with a turn around instead of putting the alley through.

The Borough Engineer suggested the applicant draft a new plan and come back before the Commission for formal review. Mr. Kracht submitted a letter of extension. Mr. Worthington will also submit a letter to the Borough indicating his approval of the plan.

Upon a motion by Eileen Bradley, seconded by Barbara Faust seconded, the Commission voted unanimously to table the plan.

### Zavitsanos Final Plan

There was no one present representing the applicant.

Upon motion by Eileen Bradley, seconded by Nelson Hollenbach, the Commission voted unanimously to table the plan.

### Bucks County Community College

Mr. Hendricks explained that the project is in East Rockhill Township. Mr. Hendricks stated he attended the East Rockhill Township Supervisors meeting and at that meeting the Supervisors made a condition that Perkasio Borough could weigh in on the development. With the campus nearly doubling in size, Mr. Hendricks had concerns with traffic and stated that CVS is going to widen the road as a part of their land development. Mr. Hendricks expressed his interest in possibly making a turning lane to alleviate some traffic concerns.

**OTHER BUSINESS:**

Mr. Hendricks announced that Dale Peters has resigned this evening after 20 years of service to the Borough. Mr. Hendricks as well as the other Commission members thanked Mr. Peters for his service and wished him well.

**ADJOURNMENT**

Nelson Hollenbach moved, and Barbara Faust seconded to adjourn the meeting at 9:05 PM

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Barbara Faust, Secretary