

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
MAY 28, 2008

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Barbara Faust Ross Gardner Earl Richard Hendricks Nelson Hollenbach Eileen Bradley (absent) Richard Packard John Cornelius
Borough Manager:	Daniel P. Olpere
Solicitor:	Ann Weiss
Borough Engineer:	Amy Riddle Montgomery
Bucks County Planning Commission Consultant:	Maureen Wheatley

Richard Hendricks called the meeting to order at 7:32PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

None at this time.

APPROVAL OF MINUTES

Upon motion by Packard, seconded by Faust, the minutes of the March 26, 2008 Planning Commission meeting were unanimously approved. John Cornelius abstained.

NEW BUSINESS

Land Exchange Proposal-Allied Home Builders

Jeremy Ricci of Allied Home Builders and his engineer Kevin Wolfe presented a sketch plan of a proposed land swap of property at Main Street and Coventry Drive. They noted that the Borough Council had approved the concept of the land swap. Mr. Olpere clarified that this is being presented to Planning Commission for refinement of the sketch and any further comments or recommendation that the Planning Commission would have. Mr. Wolfe noted that a previous land swap in Milford Township, was able to be accomplished with dedicated open space due to a ruling by the solicitor that said that as long the area of the land was equal to or greater than it could be approved without notifying the parties of the subdivision. The Solicitor stated she would take that information under advisement.

OLD BUSINESS

Algeo Subdivision

Steven Algeo, the applicant was present along with his attorney Michael Kracht and engineer Kevin Wolfe. They discussed the proposed subdivision of property below Ridge Road. There was some discussion on the offer of dedication of the alley and how it would affect the conformity of the existing garage on the original parcel. Various waivers for the proposed development were considered. Ross Gardner moved, and John Cornelius seconded, waiver of ordinance 164-20.D regarding cartway width. The motion was approved 6-0. Ross Gardner moved, Nelson Hollenbach seconded, to waiver section 164-20C regarding pavement width in an alley. The motion was approved 6-0. John Cornelius moved, and Barb Faust seconded, a motion to waiver section 164-30C regarding frontage on a publicly maintained street. The motion was approved 6-0. Ross Gardner moved, Nelson Hollenbach seconded a motion to waive section 164-31F, dealing with slopes being 5 feet from a property line. The motion was approved 6-0. Nelson Hollenbach moved and Ross Gardner seconded, a motion to waive Section 164-51A dealing with sidewalks being constructed on one side of all frontage streets and 164-52A dealing with curbs being provided along both sides of the street. The motion was approved 5-1 with Rich Packard voting NO. Following additional discussion, Ross Gardner moved for preliminary final plan approval conditioned upon the review letters of the Borough engineer and Bucks County Planning Commission, the inclusion of all above waivers, removal of the word "minor subdivision" from the plan, adding a note regarding the tree protection zone that must be complied at the time of issuance of the building permit and clarification of the indication of the right-of-way in the alley. Barb Faust seconded the motion and was approved 6-0.

Lippincott/Jacoby Revised Plan

No one was present regarding Lippincott/Jacoby. Richard Packard moved, Barb Faust seconded to table the plan.

Rosanelli Final Plan

Tony Rosanelli was present representing himself regarding the final subdivision plan. It was noted that Amy Montgomery received the latest plan yesterday and had a review for the Planning Commission. However, since the Borough did not see the plan, the Planning Commission proceeded to review her previous review letter of May 19. After some discussion, it was decided that most of the items have been taken care of. John Cornelius moved, Ross Gardner seconded, conditional/final approval of the plan conditioned upon agreement with the review letters of the Borough engineer and Bucks County Planning Commission, a notation about adding a tree protection zone and other Borough regulations that may affect the plan at the time of approval. Motion carried 6-0.

OTHER BUSINESS

Review Zoning Ordinance-Airport Zoning

Maureen Wheatley then distributed a draft ordinance for an airport hazard zone. Mr. Olpere explained that he requested this draft due to a recent court case regarding the mandatory requirement for an airport hazard zone around existing airports. Ms. Wheatley concurred and noted that the County Planning Commission had recently been to a seminar on this subject and would be revising the proposed model ordinance for the next meeting.

Other Business

Chairman Rich Hendricks stated that some Borough Council members were interested in an architectural

review board to guide future developments. Maureen Wheatley stated that she could provide some model ordinances on this subject for consideration at the next meeting.

Maureen Wheatley gave a brief update on the overall zoning ordinance amendment. She noted it would take a few more months than expected since a number of changes still need to be made.

ADJOURNMENT

At 9:30 PM John Cornelius moved, Barb Faust seconded, to adjourn the meeting by a vote of 6-0.

Barbara Faust, Secretary