

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JULY 23, 2008

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

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

Chairman Richard Hendricks called the meeting to order at 7:35PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

None.

APPROVAL OF MINUTES

Upon motion by Nelson, seconded by Bradley, Planning Commission members tabled the approval of the May 28, 2008 since they were not previously received.

NEW BUSINESS

Habitat for Humanity

Ed Wild, Attorney for the applicant, Habitat for Humanity appeared before the Planning Commission to discuss a sketch plan for development of six condominium apartments at 815 West Chestnut Street. Also in attendance were Dean Reninger of Gilmore and Associates, the project engineer, Linda Andrews the Executive Director and Mike Fallon the project manager. Mr. Wild reviewed the plan of development and noted that this property had previously this year been the subject of a Zoning Hearing Board allowing the conversion of the previous senior center into six apartment units. Mr. Wild stated that they would be asking for a waiver of the land development requirements. After some discussion, the Planning Commission members did not agree to recommend waiver of the land development process but advised the applicant that they do not feel that this plan would meet any major impediments. The applicant asked to be added to the August 4 Borough Council meeting to review the plan with Borough Council and determine whether there were any issues with the plan itself or in the planning process.

OLD BUSINESS

Airport Zoning

Maureen Wheatley handed out a revised draft of a proposed airport hazard regulations zone. She explained that this was a requirement based on a recent court ruling to have airport zoning in place if any part of the hazard area falls within the municipality. It was generally agreed that most, if not all, of the impact on the Borough would be minimal or non-existent. Nevertheless, the airport hazard area as determined by the state regulations does fall within a considerable portion of Perkasio Borough. Following the discussion, Maureen Wheatley was asked to obtain additional large copies of the proposed airport hazard zone. The 8 ½ x 11 sheets were difficult to read the actual topography. This item will be discussed at the next meeting pending receipt of the larger maps.

Zoning Ordinance Rewrite

Maureen stated that it would be a few months before this item was completed.

OTHER BUSINESS

The Manager discussed a proposed earth disturbance ordinance. Following a few more revisions, this will be submitted to the Planning Commission for their review. The intent of the ordinance is to regulate development on single lots not requiring prior subdivision.

Chairman Hendricks advised the Planning Commission that Borough Council considered an action to prepare an architectural review board. The matter was voted down by Council and there is no further intended activity regarding that proposed ordinance.

Barbara Faust stated that she had recently been to a meeting on behalf of the Planning Commission to receive a briefing on a proposed bridge closing in Hilltown Township regarding the Morris Road bridge. Although the bridge closing is not scheduled for two years, it may coincide with the closing of the Walnut Street bridge in Perkasio.

John Cornelius noted that there were some issues with the Constitution Avenue bridge that go back a number of years. At some point these will need to be re-reviewed. The Planning Commission then briefly discussed public improvements and/or fees in lieu of land development requirements that may be necessary for the Perkasio Square Shopping Center. This will be discussed later when revised plans are submitted.

ADJOURNMENT

Upon motion by Cornelius, seconded by Packard, the meeting adjourned at 8:55 PM.

Barbara Faust, Secretary