

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JUNE 24, 2009

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

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| Planning Commission Members: | Earl Richard Hendricks John Cornelius Barbara Faust Ross Gardner Nelson Hollenbach Eileen Bradley (absent) Richard Packard |
| Borough Manager: | Daniel P. Olpere |
| Borough Solicitor: | Kate Harper |
| Bucks County Planning Commission Consultant: | Maureen Wheatley |

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

PUBLIC FORUM

Ann Comiskey of Grandview Avenue was present to ask a list of questions regarding the proposed Perkasie Square Shopping Center addition. Her questions and concerns included the following:

1. Exact owners of the center (the representatives indicated that Pacz Realty was an affiliated company)
2. Date of the notification of the development.
3. Slopes.
4. The current reserve parking area of 80 spaces.
5. Possible noise from shopping center.
6. Slopes to the rear of the property.
7. Need for screen buffer.
8. Dust control.
9. Question about what was a class B buffer.
10. Question about the driveway.
11. How many additional square feet will be added to Landis?
12. Will there be additional fire hydrants?
13. What is the effect on the wetlands?
14. Are all the areas to be fenced?
15. The current fence is not maintained.
16. How can we contact the owners?
17. There is a current problem with trash in the back of the shopping center.
18. Will the problem increase?
19. Will noise increase?
20. Who will notify her of future meetings?
21. Who will monitor trespassers on her property?

Stephanie Yoder of 170 Park Avenue, Sellersville, was present. She had questions concerning the entrance-way which is adjacent to her property and wanted to know exactly where it would be and how the traffic would affect her. She had further concerns regarding drainage and the traffic signal

APPROVAL OF MINUTES

Following public comment, Nelson Hollenbach moved, Rich Packard seconded to approve the Perkasio Planning Commission minutes of the March 25, 2009 as corrected.

OLD BUSINESS

Richard Mast, project engineer, Gerald Simone, the owners/applicant's representative, and Re Hagele, the project architect were all present to discuss the shopping center. Richard Mast gave an update on the changes to the plan since it was last seen. 1) He highlighted there was 20,700 foot addition to the existing shopping center but not necessarily to be part of Landis, 2) There would be a 13,650 square foot stand alone building near the current bank and 3) There would be a 10,150 square foot stand alone building near Wyckford Drive which is possibility going to be developed as a non-retail use such as a daycare. Parking changes were also added. He noted that they want to separate the truck traffic coming into the site from the loop road traffic and they will need PennDOT approval. They are now waiting on comments from PennDOT. He addressed the issue with Ms. Yoder's driveway access.

Planning Commission members had a few questions and it was determined that a revised plan would be submitted shortly.

At approximately 7:25 PM, Planning Commission members went into the conference room (not an executive session) and continued discussion of the proposed zoning ordinance updates. Maureen Wheatley of the Bucks County Planning Commission led the discussion. Members reviewed changes to the buffer requirements, the addition of an airport hazard zone and changes to the sign ordinance.

ADJOURNMENT

Upon motion by Hollenbach, seconded by Gardner, the meeting was adjourned at 9:50 PM.

Barbara Faust, Secretary