

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JULY 22, 2009

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

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

Vice Chairman Richard Packard, in the absence of Chairman Richard Hendricks, called the meeting to order at approximately 7:30 PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

None.

APPROVAL OF MINUTES

Nelson Hollenbach moved and Barbara Faust seconded to approve the Perkasie Planning Commission minutes of the June 24, 2009 meeting.

OLD BUSINESS

- A. Perkasie Square Shopping Center Commercial Development Expansion. John Cornelius moved and Barbara Faust seconded to accept the submission of revised preliminary plans for the Perkasie Square Shopping Center Expansion received by the Borough on July 10, 2009. The Commission was advised that the plans will be reviewed by the Borough's new engineering firm, CKS, and the County Planning Commission prior to the next meeting, and that the new engineer would be in attendance at the next meeting
- B. Zoning Ordinance Rewrite. Consideration of the zoning ordinance rewrite was deferred until after completion of New Business.

NEW BUSINESS

- A. Review of Amendment to SALDO-Fence Easements. The solicitor explained that this amendment was prepared so that Council would be able, on a case-by-case basis, to allow for the placement of fences or other structures on easement areas which otherwise would be required under the SALDO to be kept as lawn if the fence or other structure does not interfere with the Borough facilities located within the easement. If Council permits a fence in any particular case, an agreement with the property owner will be required, including terms that would give Council the right to require the fence to be removed, temporarily or permanently, at the property owner's sole expense if necessary to access the utility facilities located in the easement area. The agreement would be recorded so that future property owners would have notice of the restrictions applicable to the fence, which addressed to some extent Mr. Cornelius' concern that future property owners would not be aware that there were conditions relating to the fence on the property. The Planning Commission, on motion of John Cornelius, seconded by Eileen Bradley, voted to recommend to Council that the proposed ordinance be adopted.

Following the completion of New Business, 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 discussed changes to proposed new Article IX, Signs, and in particular provisions dealing with Sandwich Board signs, Bulletin and announcement board signs and changeable copy, video and similar signs. Also discussed were proposed new Article X, Nonconforming Uses and Structures and proposed new Article XI, Hearings, Variances and Zoning Hearing Board. The solicitor will review the "special permits" section in the floodplain chapter of the Borough Code to consider how it correlates with floodplain-related provisions in the special exceptions portion of the zoning chapter. At the next meeting, Maureen will have the Administration Section ready for review, together with the Parking Section and the General Requirements Section (called the Dimensional Regulations in the present Ordinance). Mr. Packard inquired as to when a complete draft of the ordinance update (meaning version with all changes shown [additions and strikeouts] and a clean copy with all changes and renumbering shown) would be available for final review by the Planning Commission and final review for legality by the Solicitor. After some discussion Ms. Wheatley indicated that a complete draft may be available by the end of the year.

ADJOURNMENT

Upon motion by Nelson Hollenbach, seconded by Ross Gardner, the meeting was adjourned at approximately 9:15 PM.

Barbara Faust, Secretary