

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION

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 (absent)
Code Enforcement Administrator:	Tracey Berry
Borough Engineer:	Bryan McAdam
Bucks County Planning Commission Consultant:	Maureen Wheatley

Richard Hendricks called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

None

APPROVAL OF MINUTES

The minutes were tabled until the next meeting so that Commission members could get their notes together and inform Tracey Berry of who made motions, and seconded motions since this was not noted by the Assistant Borough Manager in the absence of Tracey Berry.

OLD BUSINESS

None

NEW BUSINESS

8th Street Discussion: The Commission members received a packet of information regarding a resolution that would require any future development that would face the 8th Street “paper alley” would be required to improve the street.

The Borough Manager, Daniel Olpere was present to inform the Commission members why this has come up and explain that Council wanted to get a recommendation from the Planning Commission.

Several neighboring property owners were present and voiced their concerns with the cost the borough would incur to improve the roadway, the impact on their lives should the Borough have to condemn a portion of some of the properties and the cost burden it would be on them, as well as the safety of the children.

After much discussion, the Planning Commission decided to recommend Council rescind the Resolution.

American Heritage Land Development: John Riebow and Gerald Gorski from Gorski Engineering, along with Richard Hassal with American Heritage Federal Credit Union were in attendance to present the plan. Mr. Riebow stated they will be seeking waivers to allow parking within nine feet of the building, when a fifteen foot separation is required. They are also seeking a waiver to allow grading within five feet of a property line.

Mr. Riebow also stated that they will comply with all requirements of CKS Engineer's review letter.

Mr. Riebow also stated they are working with Anderson Engineering to get a letter from Perkasio Borough Authority for construction of the drive through in the storm sewer easement.

It was also discussed that the applicant may need to go before the Zoning Hearing Board for construction in the flood plain.

After much discussion, the Planning Commission granted Conditional Preliminary Final Approval, conditioned upon the applicant receiving all approvals, submitting revised plans to incorporate all recommendations.

On a motion by Ross Gardner, seconded by Barb Faust, the plan was tabled.

OTHER BUSINESS

Zoning Ordinance Update: Rich Hendricks suggested that all members have their comments to Maureen Wheatley by the end of August.

ADJOURNMENT

On a motion by Eileen Bradley, seconded by Nelson Hollenbach the meeting was adjourned at 8:45.

Barbara Faust, Secretary