

**MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JANUARY 25, 2012**

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Earl Richard Hendricks John Cornelius Barbara Faust Ross Gardner (arrived (7:08 PM)) Nelson Hollenbach Eileen Bradley Richard Packard
Borough Manager:	Daniel Olpere
Code Enforcement Administrator:	Tracey Berry (absent)
Solicitor:	Ann Weiss
Borough Engineer:	Joe Nolan
Bucks County Planning Commission Consultant:	Maureen Wheatley

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

PUBLIC FORUM

Jim Moulton commented that he is glad the Planning Commission is reviewing ideas for his development and he will go along with any wishes of the Borough.

REORGANIZATION

The reorganization meeting was held and Borough Manager Olpere chaired this portion of the meeting. Richard Packard nominated Rich Hendricks to be Chair. Barbara Faust seconded. There were no further nominations. Nelson Hollenbach moved to close nominations. The vote was 5-0. Rich Hendricks then nominated Rich Packard as Vice-Chair. Nelson Hollenbach seconded. There were no further nominations. Rich Hendricks moved to close nominations. The vote was also 5-0. Rich Hendricks nominated Barb Faust as Secretary. Nelson Hollenbach seconded. There were no further nominations. Rich Hendricks moved to close nominations. The vote was 5-0.

APPROVAL OF MINUTES

The approval of the minutes were tabled to clarify which meeting was last held.

At 7:08 PM Ross Gardner joined the meeting.

OLD BUSINESS

Constitution Square

The Borough Manager gave an overview of the last Planning Commission meeting and Borough Council meeting and discussed where the project currently stands. Solicitor Ann Weiss reviewed the legal history of the project including the original legal issues surrounding the age-restricted approval and the ultimate land development approval. Maureen Wheatley of the Bucks County Planning Commission discussed her memo of January 25, 2012. Commission members discussed the pros and cons of future possible development on this site. Mr. Olpere stated that he does like the mixed use option for the site since there is already a fragmented commercial area. Barb Faust does not like high density in the Borough. Eileen Bradley stated she is OK with the apartment use but not at the current proposed density. She suggested maybe something on the order of half the density proposed for the age-restricted. Rich Hendricks said he is OK with the apartment use. John Cornelius stated that he is not inclined to give absolute relief to the developer at the current density. He suggests leaving the zoning as it is, but he is not opposed to apartments. That is not a bad use for this part of town but he does desire more open space. He suggested 12 units to the acre maximum. Ross Gardner stated that the Planning Commission was not satisfied with the previous plan and felt that it was rammed down the Planning Commission's throat. He does not support more density. He is OK with the existing density in the zone and OK with making the development all one zone—either all R1B or all R2. Eileen Bradley stated she was OK to switch the zoning to A-Apartment. Ross Gardner moved to recommend development of the site with the current zoning as is (R1B and R2). Eileen Bradley seconded. The vote was 6-0.

OTHER BUSINESS

Planning Commission members asked about the zoning ordinance update. Maureen Wheatley stated that it should be ready for the Planning Commission to review next month.

ADJOURNMENT

Nelson Hollenbach moved, Barb Faust seconded, to adjourn the meeting at 8:00 PM, 6-0.

Barbara Faust, Secretary