

MINUTES OF MEETING  
PERKASIE BOROUGH ZONING HEARING BOARD  
AUGUST 27, 2012

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Zoning Hearing Board Members:	Dave Barndt Dennis Hurchalla Andrew Rumbold David Weaver John Yannaccone Angela Kelly (alternate)(absent) Clair Wischusen (alternate)
Zoning Hearing Board Solicitor:	Colby Grim
Code Enforcement Administrator:	Tracey Berry

The Zoning Hearing Board public hearing was convened at 7:30 pm.

**Approval of Minutes**

The minutes of the July 23, 2012 Zoning Hearing Board meeting were unanimously approved on a motion by Andrew Rumbold and seconded by Dennis Hurchalla.

**File No. #2012-3A, Sean Mobley  
410 E. Walnut Street,  
Tax parcel #33-10-18 & 33-10-19.**

Member John Yannaccone agreed to reclude himself from the hearing due to a possible conflict of interest. Clair Wischusen sat in for Mr. Yannaccone.

Applicant requests a variance from parking requirements and a special exception to operate a "Health Club" at the address.

Presented were all exhibits, the application and notices concerning this file.

The appellant represented himself. The property owner Ed Brooks was also present.

On a motion by Dennis Hurchalla, which was seconded by Andrew Rumbold, the Zoning Hearing Board granted approval of the applicants' variance and special exception, subject to the following conditions:

- 1) The applicant must mark the parking spaces designated for his business in the extra parking area and it must be approved by the Borough.
- 2) Applicant shall comply with all applicable State and Borough codes.

**File No. #2012-4, American Heritage Federal Credit Union  
100 E. Walnut Street  
BCTM#33-10-2**

The applicant requests a variance from sign requirements.

Presented were all exhibits, the application and notices concerning this file.

The applicant was represented by Jeffrey Carson of City Sign. Richard Hasson, VP of American Heritage FCU was also present.

On a motion by David Weaver, which was seconded by Clair Wischusen, the Zoning Hearing Board granted approval of the applicants' variance, subject to the following conditions:

- 1) The applicant is not permitted to install a parallel sign.
- 2) There shall be no other free standing sign on the property.
- 3) There shall be no red or green lights in the LED sign.
- 4) The sign shall not change print/message more than one time per minute.
- 5) The applicant shall comply with all applicable State and Borough codes.

**File No. #2012-5, Dairy Queen**  
**200 Constitution Ave**  
**BCTM#33-9-561**

The applicant requests a variance from sign requirements.

Presented were all exhibits, the application and notices concerning this file.

The applicant was represented by Jeffrey Carson of City Sign. Steve Vernachio, owner of the Dairy Queen was also present.

On a motion by John Yannaccone, which was seconded by Dennis Hurchalla, the Zoning Hearing Board granted approval of the applicants' variance request, subject to the following conditions:

- 1) The applicant shall not install any additional parallel signs on the property.
- 2) There applicant has the option to install a new free standing sign consisting of the smaller (49.69 sf) sign topper presented and either the LED sign board the small message board or the large message board.
- 3) The applicant shall not construct the free standing sign in the Ultimate Right of Way and must obtain the Borough's approval for the location of the sign.
- 4) The applicant shall comply with all applicable State and Borough codes.

### **Other Business**

None.

### **ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned.

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Dennis Hurchalla, Secretary