

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
JANUARY 23, 2013

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Earl Richard Hendricks (absent) John Cornelius Barbara Faust Ross Gardner (absent) Nelson Hollenbach Eileen Bradley Richard Packard (absent)
Code Enforcement Administrator:	Tracey Berry
Borough Engineer:	Brian McAdam
Bucks County Planning Commission Consultant:	Maureen Wheatley

Barb Faust called the meeting to order at 7:00-PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

**RE-ORGANIZATION**

Barb Faust made a motion to appoint Rich Hendricks as President, Eileen Bradley seconded the motion. John Cornelius motioned to appoint Rich Packard as Vice Chairman, Barb Faust seconded the motion. Eileen Bradley nominated Barb Faust as secretary, Nelson Hollenbach seconded the motion. All members were in favor of all motions.

**APPROVAL OF MINUTES**

Upon motion by John Cornelius, seconded by Nelson Hollenbach, the minutes of the December 12, 2012 Planning Commission meeting were unanimously approved .

**OLD BUSINESS**

**NEW BUSINESS**

Bader Lot Line Adjustment

Richard and Robert Bader were present representing themselves. Richard Bader explained that the rear property, owned by the Bader's, is for sale and the reason they are requesting a lot line change is that there is a natural drain for the existing dwelling fronting 5<sup>th</sup> Street and would not want to disturb the drain in the future when the rear property is sold since it is so close the property line.

Mr. Bader explained they will comply with all items noted in the CKS Review letter.

The applicant stated he is not looking to vacate the alley that the alley will remain up to the existing property that is for sale that would have access off Hunters Run.

It was also suggested the applicant have the plan revised to show the existing curb depression on Hunters Run. The applicant agreed to have the plan revised.

Nate Fox explained that they applicant would need to seek a waiver from Council to waive land development requirements per Section 164-12-B-2 for lots that do not front on a fully improved street.

John Cornelius motioned to recommend to Council to seek a waiver from Section 164-12-B-2. Eileen Bradley seconded the motion , all members were in favor.

### **OTHER BUSINESS**

It was noted that there will be a public hearing on the revised Zoning Ordinance on February 19, 2013.

### **ADJOURNMENT**

Eileen Bradley made a motion to adjourn, seconded by John Cornelius. The meeting adjourned at 7:45 PM

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Barbara Faust, Secretary