

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
DECEMBER 11, 2013

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

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| Planning Commission Members:                 | Earl Richard Hendricks (absent)<br>John Cornelius<br>Barbara Faust<br>Ross Gardner<br>Nelson Hollenbach<br>Eileen Bradley<br>Richard Packard (absent) |
| Borough of Perkasie:                         | Daniel Olpere, Borough Manager<br>Brandy Mckeever, Code Enforcement Admin.<br>Barbara Krantz, Councilwoman<br>Jim Ryder, Councilman                   |
| Bucks County Planning Commission Consultant: | Maureen Wheatley<br>Dave Sebastian  |

Barbra Faust called the meeting to order at 7:07 PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

None.

**APPROVAL OF MINUTES**

Upon motion by John Cornelius, seconded by Nelson Hollenbach, the Planning Commission meeting minutes of the January 9, 2013, January 23, 2013, March 13, 2013, April 10, 2013, May 8, 2013, June 12, 2013, September 11, 2013, October 9, 2013, November 13, 2013 were unanimously approved.

**NEW BUSINESS**

Public Meeting for the 3<sup>rd</sup> Draft of the Comprehensive Development Plan

Dave Sebastian was introduced and gave an overview of the Comprehensive Plan and how it came into fruition. He explained the document is a guide to development and that it consists of two main parts. These parts include current development and future development. He commented that

although in recent years the population has declined there is an increase projected. It was acknowledged that public participation has been a key factor in the development of this plan. Mr. Sebastian reviewed the eight plan elements, noting economic development as a very important portion. He then discussed the eight guiding principles and commented that sound practice and sustainability are both important. The two visions were economic development and the overall plan. With economic development the plan strives for an active and healthy lifestyle by providing a walkable, mixed use, small town community. The land use plan includes a map with eight planning areas. This plan is intended for implementation through 2024. A digital spreadsheet will be supplied to the Borough in order to customize and prioritize planning over a ten year period. Mr. Sebastian explained that upon recommendation of the plan to Borough Council the forty-five day time clock begins and neighboring municipalities as well as the school district will receive an electronic copy of the plan to which they will review and comment on.

Barbara Faust asked if there was any public comment or questions.

Barbara Krantz questioned the difference between the current land use plan and the land use plan provided in the Comprehensive Plan.

Dave Sebastian explained that there are some changes in order to refine areas and optimize the Town Center.

Bruce Costa questioned where the planning perspective originated.

Dave Sebastian explained that an important factor in developing the plan was public participation and education. A market analysis was completed to identify the leakages and surpluses.

Bruce Costa questioned why we wouldn't want to be like other successful communities.

Barbra Krantz explained that New Hope has a lot of restaurants and the river, giving it a unique character. They also revitalized the theater and made it a focal point and an attraction. Perkasio has tourists and wants more. She further commented that the County holds meetings so that Boroughs can communicate on economic development.

Maureen Wheatly explained that Perkasio is different than other communities but that doesn't mean we can't be as good as those communities. We don't have certain factors that other communities do but Perkasio does have a diversity of residential and non-residential uses. Although we may share traits with other communities there are things that make each individually successful. It's those traits that need to be focused on and built upon.

The members went on to discuss the planning spreadsheet outlining the Boroughs short term and long term goals. It was stated that it has been a useful tool particularly on the County level and that there are multiple ways to utilize it.

On a motion by Ross Gardner, seconded by Eileen Bradley, the Planning Commission unanimously agreed to recommend submission of the third draft of the Comprehensive Plan to the Borough Council for review.

#### I-1 Zone Text Change within the Perkasio Borough Zoning Ordinance

Bruce Costa introduced himself and gave an over view of his background in business within

Perkasie Borough. He explained he runs a Family Martial Arts studio and would like to utilize the building at 501 Constitution Avenue for his business. The issue is that the parcel is an Industrial zone that does not allow the type of service he's looking to provide; therefore he would like to add language to that particular zone to allow for his business.

The members clarified the request and discussed what the effect of allowing Mr. Costa to utilize that property would mean. There was concern that by following through with a text change it would affect the other I-1 property on Ridge Road negatively. The Commission came to the conclusion they would need more time to review the situation as well as requested information identifying the various options in the situation and the pros and cons associated with each.

## **ADJOURNMENT**

Upon a motion by John Cornelius, seconded by Barbara Faust, the meeting adjourned at 8:05 PM.

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Barbara Faust, Secretary