

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
JUNE 25, 2014

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Earl Richard Hendricks (absent) John Cornelius Barbara Faust (absent) Ross Gardner Nelson Hollenbach Eileen Bradley Richard Packard (absent)
Borough of Perkasie:	Brandy Mckeever, Code Enforcement Admin. Nathan Fox, Borough Solicitor Doug Rossino, Borough Engineer Steven Barth, Economic Dev. Coord. Flo Ann Frei, Council Member James Purcell, Council Member
Bucks County Planning Commission Consultant:	Maureen Wheatley

Ross Gardner called the meeting to order at 7:05 PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

None.

**APPROVAL OF MINUTES**

Upon a motion by Eileen Bradley, seconded by Nelson Hollenbach, the Planning Commission meeting minutes of the March 12, 2014 were unanimously approved.

**NEW BUSINESS**

Steve Barth provided an update and overview of the development in town. He commented on the comprehensive plan and all the work that was involved with updating it. It was acknowledged that the items before the Planning Commission were a result of all the effort put forth.

**Seventh & Market (reAlliance)**

Steven Barth explained the background of this parcel and commented that he contacted reAlliance

knowing they would be sensitive to design schemes and the Borough's desires. It was noted that there were a number of meetings and work put in between the Borough and reAlliance to get to this point. He commented that the Town Center will attract businesses and that more residential is needed to support the increased business this will produce additional revenue.

Joe Price and Peter Stamfl of reAlliance introduced themselves. Mr. Price explained the situation and their submission. He acknowledged that they expanded the retail from 3,500 square feet to 5,800 square feet and from 8 apartments to 10.

There were discussions in reference to utilities, access and how the adjacent property affected this parcel. Further discussion included detailed observations about the parking situation and how there was no parking proposed on site. It was noted that there is parking within 300 feet of the site as allowed under the Town Center overlay district. There were concerns about the allocation of parking as well as handicap spot availability.

Nate Fox suggested integration of a parking bank and Maureen Wheatly recommended the Borough put together a parking plan, both of which would determine what spots are used for the municipality and what spots are used for the public. Steven Barth commented that he has looked into the availability of parking within the Borough and that there is no a parking problem. He noted after normal working hours there is no much going on in the Borough and that it is important to support potential development.

It was acknowledged this is a by right plan submission but there are outstanding reviews from the Bucks County Planning Commission and Fire Chief. Joseph Price stated they would comply with all Gilmore & Associates comments.

James Purcell of Borough Council spoke in favor of the project and explained that himself and the President of Council supports it.

On a motion of John Cornelius, seconded by Eileen Bradley, the Planning Commission tabled the discussion on a 4-0 vote pending receipt of comments from the Bucks County Planning Commission, Fire Chief and the Solicitor's parking recommendation letter.

### **Constitution Square (Moulton Builders)**

Steven Barth provided a background of the project and explained the Borough has been working with Moulton Builders to get the site developed. He noted that the age restricted housing was no longer feasible and that the focus is directed towards the millennial generation.

James Moutlon explained they were unable to get the age restriction lifted and wanted to approach a Planned Residential Development. He gave an overview of the site and commented that Borough Council is in support of the project and initiated the rezoning. He noted that the Bucks County Planning Commission supported and recommended that the zoning be changed so that the parcel is uniform.

There were brief discussions on the preliminary amount of units which was figured to be 50-60 townhomes.

Maureen Wheatly commented on an unofficial review that was completed by the Bucks County Planning Commission. She noted that the rezoning is supported by the comprehensive plan and that

the portion of C-2 should be conveyed to the adjacent parcel.

Doug Rossino of Gilmore & Associates and Jim Purcell were also in agreement with the zoning change.

On a motion of Eileen Bradley, seconded by John Cornelius, the Planning Commission voted 4-0 to recommend approval of the zoning change.

### **Perkasie Woods (Metropolitan Building Group)**

Steven Barth gave an overview of the Perkasie Industries site, including the condition of the building, outcomes of other interested parties and the parcels potential. He also explained how Metropolitan became interested in the site.

Nathan Fox provided a summary as to the proceedings of this proposal thus far. He noted that a sketch plan went before Borough Council and that the applicant was instructed to move forward with the petition to rezone.

Robert Gundlach introduced himself and six other individuals involved with the project. He explained the rezoning submission included a sketch plan, which was reviewed with council, the zoning map and zoning ordinance amendment, transportation impact study as well as an impact and planning report. He commented that they have entered an agreement of sale.

Robert Blue provided an overview of the location, neighboring uses and included parcels. Robert Gundlach had commented on the outparcels and explained the Gill property had recently been acquired and included in the rezone petition. Robert Blue continued by comparing the original sketch to the revised sketch. He noted additional units that had been added and the unit options. He explained the stormwater management areas, green area and the fact that they respected the floodplain and that there are no wetlands or alluvial soils. He went on to comment that the units varied in size based on the amount of garage allocated to the unit, the 22ft unit has a two car garage whereas the 20ft unit only has a one car.

Robert McCracken gave an overview of the company NVR homes. He explained the location is ideal for residences particularly those who are millennials and would embrace the live, work, play lifestyle. He reviewed the housing layout which includes three bedrooms and two and half baths for the 22ft wide units. The 20ft units would have a larger recreation room due to the single car garage.

Greg Bogia explained the transportation study that was conducted June 12<sup>th</sup> at the intersection of Constitution Avenue and East Spruce Street. He explained the process involved to determine the level of service. He noted that East Spruce was rated an A and Constitution was considered a B-C. He stated these are good ratings for site distance and level of service.

There were discussions on the particular amount of vehicles traveling through that area, how traffic will flow and PennDOT's future involvement.

Evelyn Lewis (resident) had asked about the islands on East Spruce Street and it was noted that there would be cuts to allow traffic flow. She had further concern about the proximity to the residences on Grandview Avenue. It was acknowledged that a buffer would be put in place and that an industrial use would have more impact on the area than residences.

Maureen Wheatly of the Bucks County Planning Commission noted that the project is not consistent with the Comprehensive Plan but that the plan is a dynamic planning tool. She made comment in reference to the density, traffic and appropriateness of the request for an R-3 district. She continued by giving an overview of the R-3 district, it's allowances and the specific request made by the applicant.

There was discussion in reference to the impacts of an industrial use versus a residential use and whether this proposal would fit into the Borough.

Nathan Fox noted that the applicant had submitted the petition for rezoning specifically to R-3 and that the Planning Commission should be addressing whether that district would be acceptable. He also acknowledged the time limitations under the Municipal Planning Code and the required meeting within 30 days of the petition submission.

Jay Wenger (resident) commented that the density was too high, that there is a lot of foot traffic and that this development wouldn't fit in.

Evelyn Lewis (resident) agreed that the proposal is too dense and that it would disrupt the individual's quality of life on Grandview Avenue.

Diane Fitzgerald (resident) agreed this wouldn't fit in and that the wildlife utilizing the space wouldn't have anywhere to go.

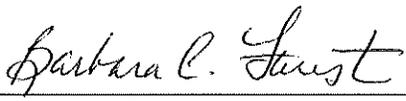
Steven Barth explained that Metropolitan is investing in the community.

There was further discussion on the timeline for the petition and Robert Gundlach stated he would be willing to work with the comments presented so long as they can be addressed.

On a motion of Eileen Bradley, seconded by John Cornelius, the Planning Commission tabled the discussion on a 4-0 vote.

## **ADJOURNMENT**

Upon a motion by Nelson Hollenbach, seconded by John Cornelius, the meeting adjourned at 9:41 PM.

  
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Barbara Faust, Secretary