

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JULY 9, 2014

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

Earl Richard Hendricks
John Cornelius
Barbara Faust
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
Jim Ryder, Council Member
James Purcell, Council Member
Matt Aigeldinger, Council Member

Bucks County Planning Commission Consultant:

Maureen Wheatley

Richard Hendricks called the meeting to order at 7:01 PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

None.

APPROVAL OF MINUTES

Upon a motion by Eileen Bradley, seconded by Ross Gardner, the Planning Commission meeting minutes of the June 25, 2014 were unanimously approved.

NEW BUSINESS

None.

OLD BUSINESS

Seventh & Market (reAlliance)

Joe Price and Peter Stamfl of reAlliance introduced themselves and gave a brief overview of their attendance at the previous meeting. They stated that the Commission had requested three additional items which they have addressed. The items included an interpretation from the Solicitor on parking requirements, a review from the Bucks County Planning Commission and a review from the Fire Chief.

The Applicant and Commission reviewed the letter from Solicitor Nate Fox in reference to utilizing parking within 300 ft of the site rather than off street parking on site. It was noted that the spots were available but not dedicated to this specific use. It was acknowledged that reAlliance would be the owners of the building and would inform their tenants of the parking situation.

John Cornelius questioned if reAlliance would comply with the Bucks County Planning Commission review.

Joe Price stated they would comply with the items in the Bucks County Planning Commission letter and that they have confirmation of capacity from Perkasio Regional Authority.

Richard Hendricks noted that the Fire Chief was ok with the proposal.

On a motion of John Cornelius, seconded by Eileen Bradley, the Planning Commission unanimously recommended approval of the amended preliminary/final plan with the condition that the items in the July 9, 2014 Bucks County Planning Commission letter are addressed.

Perkasie Woods (Metropolitan Building Group)

Robert Gundlach introduced himself and Robert Blue. He provided a quick overview of the project and acknowledged that they had prepared some supplemental information in response to the concerns from the last meeting, more specifically elevations of the proposed homes in relation to the existing homes.

Robert Blue reviewed the existing features, site plan overview and anticipated units which would be between 150-160. He went on to describe the elevation drawings and explained the views, distances and buffers. They used 410 and 412 Grandview Avenue as examples.

There were detailed discussions between the Applicant, the Public and the Commission on this topic.

Richard Hendricks clarified that the buffer would be addressed in more detail at land development.

Nate Fox explained that the Commission shall address the items requested in the petition.

Robert Gundlach commented that the impact study is being completed and that the preliminary study that was submitted showed positive impacts and increased revenues. He went on to explain the site is for sale and will be developed whether it's with the zoning change or under the current allowances for that zoning district. He noted that the preliminary transportation impact study showed no adverse effects and will be reviewed further. It was acknowledged that the Gill property had been acquired and that's why the number of homes had increased. He explained that they presented the maximum density which could be lowered due to the subdivision/land development process.

There were discussions on whether residential would be more appropriate for this parcel to which a majority of the members were agreeable.

Maureen Wheatley commented that residential in this area has merit due to its proximity to the park and shopping center. Her concern was the amount of I-1 remaining in the borough and whether there was a good balance.

There were lengthy discussions on the density as the Commission as well as the Public felt that the proposal is too dense. Nate Fox acknowledged that if the parcel is rezoned R-3 the applicant has a by right plan.

Matt Aigeldinger noted that prior to this proposal there were no interested parties in utilizing the parcel for Industrial and that he supports doing something positive.

Robert Gundlach explained the plan presented reflects the requested amendments. He noted they are not proposing anything other than townhomes and went on to list the allowable uses in an I-1. He stated the density is important in order to economically build the site.

The Commission went on to discuss the height increase request from 30 to 35 feet for townhomes. It was noted that the height shouldn't be for a specific use but rather be changed for the district as a whole. It was agreed that the 35 feet was agreeable and found to be a beneficial clean up item.

The Commission then addressed the request for an increase of the lot coverage from 30% to 40%. The consensus of the Commission was that this would make the development too dense.

On a motion of Eileen Bradley, seconded by Nelson Hollenbach, the Planning Commission recommended approval of the rezoning from I-1 to R-3 on a 5-1 vote.

On a motion of Eileen Bradley, seconded by Nelson Hollenbach, the Planning Commission recommended approval to amend the comprehensive plan to reflect the zoning change from I-1 to medium-high density residential use for tax map parcels 33-9-4, 33-9-5, 33-9-6 and 33-9-7 on a unanimous vote.

On a motion of Eileen Bradley, seconded by Ross Gardner, the Planning Commission recommended approval to amend the zoning ordinance to reflect a maximum building height of 35 feet for all principal uses in the R-3 zoning district on a unanimous vote.

On a motion of Eileen Bradley, seconded by Ross Gardner, the Planning Commission recommended denial to amend the zoning ordinance to increase maximum lot coverage from 30% to 40% for townhomes/multiplex on a 5-1 vote.

On a motion of Eileen Bradley, seconded by John Cornelius, the Planning Commission recommended approval of an open space requirement for the R-3 zoning district at a minimum between 20% and 30% on a 4-2 vote.

OTHER BUSINESS

It was noted that the Borough Council will holding a hearing in reference to the petition for Perkasio Woods July 21, 2014.

ADJOURNMENT

Upon a motion by Ross Gardner, seconded by Richard Hendricks, the meeting adjourned at 9:30 PM.

Barbara Faust, Secretary

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