

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
MARCH 12, 2014

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members: Earl Richard Hendricks (absent)
John Cornelius
Barbara Faust
Ross Gardner
Nelson Hollenbach
Eileen Bradley
Richard Packard

Borough of Perkasie: Brandy Mckeever, Code Enforcement Admin.

Bucks County Planning Commission Consultant: Maureen Wheatley

Richard Packard called the meeting to order at 7:02 PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

None.

APPROVAL OF MINUTES

Upon motion by Ross Gardner, seconded by Nelson Hollenbach, the Planning Commission meeting minutes of the February 12, 2014 were unanimously approved.

NEW BUSINESS

Pemma Holdings, LLC Conditional Use Application (Dunkin' Donuts Drive-thru)

Attorney Kracht gave an overview of the project and commented that an application for zoning relief was heard by the Zoning Hearing Board March 4, 2014. He explained that although they would be open to any questions in relation to the project they were requesting a recommendation from the Planning Commission to allow the use of a drive-thru associated with the project.

The applicant's site engineer reviewed the parcel information including the zoning district, location, existing site conditions and the proposal for a planned commercial development including only two uses, which are still awaiting relief from the Zoning Hearing Board, for a Dunkin' Donuts and one additional approved C-1 use. He went on to explain the proposed location of the drive-thru, configuration and circulation of traffic. He commented all of which is in accordance with the

ordinance.

The members discussed traffic concerns in relation to ingress and egress, intersection proximity and circulation as well as parking and parking orientation.

Maureen Wheatley of the Bucks County Planning Commission noted the proposed distance of the menu board was to be 30 foot off the property line and that the proposal was not in compliance.

The applicant's site engineer noted they would alter the plan to make the appropriate adjustments.

Mr. Kracht commented that as discussed at the Zoning Hearing Board the second tenant would be one that wouldn't generate volumes of morning traffic and that although they cannot meet the required buffer they would do their best to accommodate buffering requirements.

The discussion continued in reference to the Traffic Impact Study. The applicant's traffic engineer went over the process involved with completing the study. The members questioned the time, date, special circumstances of the site and other factors that could have impacted the study. The level of service summary was reviewed in detail.

John Cornelius commented that there are design issues and that the Commission should determine if the drive-thru is appropriate for the site and use proposed.

Maureen Wheatley noted that the variances requested are still outstanding and that the planned commercial request is for a small site, all of which effects functionality of the proposed use. She went on to point out various design issues.

The applicant's site engineer explained a number of these issues could be ironed out in the Land Development process.

There was further discussion on the fact that despite what goes on the site it is a commercial property next to a residential district.

On a motion of John Cornelius, seconded by Eileen Bradley, the Planning Commission recommended, with a 5-1 vote, that the drive-thru be permitted with the condition all zoning relief has been granted.

ADJOURNMENT

Upon a motion by Ross Gardner, seconded by John Cornelius, the meeting adjourned at 8:09 PM.

Barbara Faust, Secretary