

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
APRIL 8, 2015

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

Earl Richard Hendricks  
John Cornelius  
Barbara Faust (absent)  
Ross Gardner  
Nelson Hollenbach  
Eileen Bradley  
Carolyn McCreary  
Richard Packard  
Steve Pizzollo

Borough of Perkasie:

Brandy Mckeever, Code Enforcement Admin.  
Nate Fox, Borough Solicitor  
Pete Andersen, Conflict Borough Engineer

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 John Cornelius, seconded by Nelson Hollenbach, the Planning Commission meeting minutes of the March 25, 2015 were unanimously approved.

**NEW BUSINESS**

Dunkin Donuts Land Development Submission

Michael Kracht, Attorney representing the applicant, gave an update since the last time they were before the Commission. They first approached the Borough with the proposal through conditional use; they then filed an appeal with the Zoning Hearing Board and explained they will get into specifics of the hearing shortly. It was acknowledged that Council granted the conditional use and that the proposal was for a two use building originally. As a part of the settlement from the appeal to the Zoning Hearing Board decision the applicant reduced it to one use. Since then the size of the

building has been slightly decreased, also buffering between the residence and the commercial use has been redone. He noted they are asking for a preexisting condition to remain and still believe in that but have agreed to double the buffer and add a fence which is a new addition to the plan. He explained they have met with PennDOT and a significant amount of input was provided, PennDOT will need to grant approvals so they approached it sooner than later which Engineers can comment on. As far as the Zoning Hearing Board they were denied necessary variances to move forward and those have been since been resolved.

Eric Clase, Engineer for the applicant, discussed changes to the plan including the reduction in building size, addition of a fence, landscaping and the distance from the parking area in relation to the neighbor's settlement agreement. He went on to discuss the lane that was added to Blooming Glen in order to align the roads as per PennDOT and the Borough's recommendation, he also noted an additional turn lane.

Michael Kracht noted this is the current plan and asked for comment.

John Cornelius questioned the landscaping and asked about an existing hedgerow, he noted that existing hedge would stay and an additional would be added.

Erik Clase confirmed this and acknowledged the plantings.

John Cornelius commented on the size of the building and the new lane, he was concerned there was no sidewalk.

Erik Clase noted there are no sidewalks along Blooming Glen for safety purposes. He explained there is not enough room and adding it would create an unsafe condition. Means of travel for pedestrians was explained and it was noted individuals could cross and use the existing walk on the opposing side of the street.

Nate Fox followed up by stating there are no sidewalks existing on the East Rockhill portion present day, therefore if a sidewalk was constructed it would lead to nowhere.

Pete Andersen noted a vertical separation, he stated should there be a sidewalk the cars would be at eye level and stated that is not a safe condition.

John Cornelius said his point was that if the store was smaller than they could provide a sidewalk since there's more room but do agree with what was said.

Erik Clase explained that a sidewalk would go in the right of way, they are putting a lane in the right of way and requesting the applicant decrease his building size due to that is an unfair request.

Nate Fox further clarified by acknowledging that upon various meetings with PennDOT and other authorities it just isn't conducive to a safe pedestrian condition. The pedestrians would have nowhere to go as the sidewalk would end upon entering east Rockhill. Beyond this there is an existing cross walk with sidewalk which would be safest condition and referred to Pete Andersen as the Engineer.

Pete Andersen agreed.

Richard Hendricks commented on the potential for kids coming from school and questions their means of travel to various places in that vicinity.

Erik Clase clarified there are crosswalks.

Pete Andersen noted the existing handicap ramps and crosswalks.

Erik Clase commented on the engineering letter and explained they will comply, the only outstanding item is working with PennDOT and the Highway Occupancy Permit will be submitted shortly.

Richard Hendricks asked about the meetings with staff.

Pete Andersen explained the applicant did meet with himself, the manager and other staff.

Richard Hendricks made comment on adding the turning lane, he noted these recommendations were made when the CVS went in and explained this was in fruition.

Pete Andersen stated the PennDOT project is a two stage process. He explained phase one is being shown and PennDOT recommended getting a grant for phase two which the Borough will make application for. He commented that it would probably be another year before phase two is completed.

Ross Gardner asked if the two lanes would be there initially.

Pete Andersen said yes but the turns become difficult for delivery trucks and therefore the other recommendations were made and will dealt with interim.

John Cornelius asked Pete Andersen about his comment on completion of a plan view.

Pete Andersen said the plan view needs to be prepared so we know exactly what is being proposed and stated it will be a part of the final plan.

Michael Kracht noted the applicant is requesting preliminary/final approval and that any conditions recommended would be addressed prior to going before Council.

Carolyn McCreary asked about the likelihood of receiving the grant.

Pete Andersen acknowledged that almost everyone gets it and that this is a perfect application.

Erik Clase commented on the driveway slope and noted it is an existing condition; he stated that the slope is much higher today and noted it on the plan. He said you cannot tell with your eye and that it is for a short section of the turn in order to tie into the existing condition.

Pete Andersen noted it actually fixes the current driveway.

Richard Hendricks asked if they have a waiver request letter.

Michael Kracht noted they did not but would generate one.

Erik Clase noted the maximum number of parking spaces in an island is twelve and they are requesting a waiver to have thirteen.

Michael Kracht noted this is an existing condition.

Erik Clase noted the comment on buffering; he explained the Zoning Hearing Board decision and the settlement agreement. They feel they have provided enough buffering so a partial waiver is being requested. He went on to explain the water and sewer service has been confirmed, Bucks County Conservation District approval has received and that they are working with PennDOT on the storm sewer. As far as Stormwater, water quality will have to be met and they will comply.

Hendricks noted 3 waivers.

Ross Gardner asked about their impervious coverage.

Erik Clase commented they are required to do water quality and that the impervious coverage is an existing condition. He went on to discuss the Bucks County Planning Commission letter, a partial waiver was acknowledged from the buffering requirement.

Maureen Wheatley noted the buffering was also a Zoning Hearing Board requirement.

Michael Kracht said this was addressed in the settlement agreement and that it's a preexisting condition.

Erik Clase noted there is pedestrian access and identified an existing sidewalk on Fifth Street.

Richard Hendricks noted they should add a sidewalk waiver to the list.

Maureen Wheatley asked about the sidewalk along Fifth Street and how pedestrians would get in to the site as there is no connection.

Erik Clase noted they would have to walk into the driveway.

Maureen Wheatley acknowledged there is sidewalk to the building today and their proposal does not provide access into the site.

Erik Clase noted they would add a section of sidewalk leading into the site; they had no comment on a crosswalk along Fifth Street as it's an existing condition. He went over the proposed disabled parking and agreed to align the parking.

Michael Kracht noted they will move the handicap spot closer to the building.

Erik Clase continued to comment on the Bucks County Planning Commission letter and explained they will meet the stormwater management requirements and went on to note the Zoning Ordinance amendment allowing the use. He commented a sewage facilities planning module exemption will be in place for the Department of Environmental Protection as they have the capacity. They have also received approval from the Bucks County Conservation District which will be amended with final plan date.

Michael Kracht clarified that they are amking two changes to the plan, installation of additional sidewalk and placement of ADA parking spaces. Michael clarified no additional waivers were added and a waiver letter was submitted on behalf of the applicant.

John Cornelius questioned the size of the building.

Erik Clase noted their building is slightly smaller than the original.

Nate Fox confirmed it has in fact got smaller since the last plan the Commission commented on.

John Cornelius asked if there will be a dining area.

Manoj Patel, Applicant, explained it will be a small casual café kind of feel, there will be two sections of dining area and will offer Wi-Fi and a high end seating area.

Nate Fox noted from a legal stand point they have requested preliminary/final land development approval which is not typical of this Borough but per the stipulation is required. He noted most of the waivers requested are minor and there is not much left to be met other than the comments made this evening, he noted this has been on going and he is more than satisfied with the time spent on this.

Pete Andersen noted he is also satisfied, the waivers are minor and the site is an existing condition.

Nate Fox acknowledged the existing condition at the intersection will be resolved over time to benefit the Borough.

Steve Pizzollo confirmed it is the desire of Council to get a place in there and improve site.

On a motion by Steve Pizzollo, seconded by Eileen Bradley the Commission unanimously recommended a waiver from section 164-24(A) dealing with driveway slope.

On a motion by Carolyn McCreary, seconded by Steve Pizzollo the Commission unanimously recommended a waiver from section 164-25(1)(A) dealing with continuous parking spaces.

On a motion by Eileen Bradley, seconded by Steve Pizzollo the Commission unanimously recommended a waiver from section 164-25(2)(A) dealing with trees in parking areas.

On a motion by Carolyn McCreary, seconded by Steve Pizzollo the Commission unanimously recommended a partial waiver from section 164-24(D) dealing with sidewalk along Blooming Glen Road.

On a motion by Eileen Bradley, seconded by Carolyn McCreary the Commission unanimously recommended preliminary/final approval of the plan dated February 3, 2015 last revised March 27, 2015 subject to compliance with the Andersen Engineering letter dated April 1, 2015 and the Bucks County Planning Commission letter dated March 17, 2015 as well as approval from PennDOT for the final intersection improvements.

Mary Antczak noted increased seating, she felt there's not adequate parking and with Wi-Fi available patrons will be there for long periods of time.

Nate Fox commented that the parking is controlled by square footage and the condition is preexisting.

Mary Antezak expressed concern with patrons parking in the neighborhood and went on to note the traffic signal and ability to turn left in and out of the site.

Pete Andersen commented on Ordinance requirements for parking to which they are exceeding. He noted a traffic study was completed and referred to the Traffic Engineer.

## **OLD BUSINESS**

Richard Hendricks commented on the definition of lot area and would like to recommend a new definition. He read the current definition and stated he would like to clarify it. He felt that should a blanket easement be used the area around the utilities plus fifteen feet should not be included in the lot area calculation.

Nate Fox noted he is working on an amendment to the Zoning Ordinance which will be before Planning Commission and that he would alter the definition to match the desired language. He explained he could put a draft ordinance together and distribute it for discussion.

Eileen Bradley asked where the fifteen foot came from.

Richard Hendricks explained access is needed and that fifteen feet was just a suggestion.

Steve Pizzollo commented he thought Nate Fox should put something together and maybe use a guideline from another municipality as a template.

Nate Fox said he would certainly look into it and could bring it back next meeting. He commented most municipalities go by existing easements but he doesn't think that is necessarily right for the Borough due to the development of smaller lots.

Richard Hendricks commented on woodworking and retrofit to apartments, noted habitat and land development requirements.

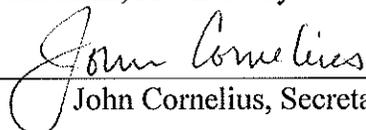
The Commission had a discussion on parking and the development of a parking bank.

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

On a motion by Richard Hendricks, seconded by Eileen Bradley the meeting adjourned at 8:14 PM.

  
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John Cornelius, Secretary