

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
JANUARY 14, 2015

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

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

Borough of Perkasie:

Brandy Mckeever, Code Enforcement Admin.  
Chuck Brooks, Council Member  
Jim Ryder, Council Member  
Steven Pizzollo, Council Member

Bucks County Planning Commission Consultant: Maureen Wheatley

Richard Hendricks called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

None.

**RE-ORGANIZATION**

Barbara Faust made a motion to appoint Rich Hendricks as President, John Cornelius seconded the motion. John Cornelius made a motion to appoint Barbara Faust as Vice Chairman, Rich Hendricks seconded the motion. Rich Hendricks nominated John Cornelius as secretary, Barbara Faust seconded the motion. All members were in favor of all motions.

**APPROVAL OF MINUTES**

Upon a motion by Ross Gardner, seconded by Barbara Faust, the Planning Commission meeting minutes of the November 12, 2014 were unanimously approved with the necessary revision.

**NEW BUSINESS**

Jim Moulton explained Tom Calhoun and his petition to rezone their parcel known as Constitution

Square to R-3. They made this request in order to move forward with their intentions to build townhomes. They noted that a Transportation Impact Study had been submitted and that there was little to no impact with the zoning change. He then acknowledged the Bucks County Planning Commission review letter.

John Cornelius commented that he understood the concept plan but it seems like an oversight was made and that's why they are back again.

Tom Calhoun explained that the wording in the Zoning Ordinance is unique and despite presenting the plan to five different engineers no one found the issue with calculating buildable area.

Jim Moulton accepted that they had made a mistake but were going off of the confirmation of various engineers that it was possible.

John Cornelius made comment on the Bucks County Planning Commission review and that their points have merit. He also acknowledged that the surrounding uses are past development and that they should not dictate new development.

Jim Moulton responded that he disagreed with the assessment that R-3 would not be consistent with surrounding land uses. The surrounding areas are currently more dense and stated that would be consistent with their proposal.

Tom Calhoun explained they are asking for the Planning Commissions help to allow the townhome proposal rather than moving forward with the already approved age restricted development.

Richard Hendricks noted he didn't see any recommendations in the Bucks County Planning Commission letter.

The Commission and applicants discussed the history and timeline of projects on the site.

Richard Hendricks questioned the reasoning as to why the Commission should or should not recommend the rezoning.

Barbara Faust asked what the demographic is that they were looking at.

Tom Calhoun responded that they are not targeting one specific group.

Barbara Faust expressed concern about the school system and explained that the proposals are not following the character of the town.

Jim Moulton explained that that the correlation of townhouses and children is a misnomer and regardless there will be a tax influx due to the amount of new homes. He responded to Richard Hendricks question and stated that this is what the bank is funding. It's either this or the approved age restricted housing.

Richard Hendricks asked about the concept plan they were presented with and if it was based off the R-3 zoning district.

Jim Moulton noted that there is 45% open space and the calculation was done under R-3.

Ross Gardner asked about the R-3 zoning district and questioned if they were maximizing lot coverage.

Maureen Wheatley commented that they would be allowed 40% lot coverage.

Jim Moulton noted their coverage would be under the 40% allowance.

Maureen Wheatley referenced the comprehensive plan and surrounding land uses. She noted the Planning Commission just looked at this parcel in light of the Comprehensive Plan and explained the intention. She commented that when Moulton requested to lift the age restriction that the zoning was looked at and R1-B was found to be the appropriate classification. She explained that areas in the R1-B zoning district have been developed under the current standards and that she doesn't see the issue. She went on to acknowledge that there is no density bonus required by Ordinance as the applicant may have thought. She referenced the concept plan and that it appears there is construction proposed within the 100 year floodplain. Her concern was whether this newest concept would even work, if there would be an increase in density upon approval and that any type of development can be proposed in the R-3 district.

Jim Moulton explained the plan was reflecting the site prior to the zoning change. He noted that the floodplain boundary will actually be further into the site with the new floodplain maps. He went on to comment that they cannot fit any more than 60 townhomes and offered the option, should it be possible, to limit their number of units. He went on to state the comprehensive plan acknowledged the split zoning needs to be addressed and what the surrounding land uses are in existence. He explained by fulfilling this request the entire site will be R-3 thus eliminating the split zoning. He also commented that the comprehensive plan is a tool that is not ridged; it should be able to morph with the best option for the Borough.

Maureen Wheatley questioned what the true plan would look like when the discrepancies are addressed.

Jim Moulton was confident they can accomplish this concept plan as they researched the option and that they wouldn't be back before the Commission with additional rezoning requests for this site.

Richard Hendricks asked the Commission if this concept is what the Commission would like to see for the site.

John Cornelius commented that he would like to see a density less than 140 age restricted units but is concerned with the potentially for the final outcome of this proposal.

Tom Calhoun noted 56 units are all that would fit with this proposal.

John Cornelius clarified that the Commission could either recommend denial, approval or approval with conditions. He felt as though he was leaning more toward approval than denial.

Ross Gardner commented that he would prefer townhouses over the age restricted but was concerned with a potential increase in density. He acknowledged that the lot has been vacant for a long time.

Barbara Faust was aware that the options before the Commission was either townhomes or age restricted housing as approved but would prefer a mix of housing types. She felt that by adding variation it would be a better fit for the character of the community.

Tom Calhoun explained there would be choices within the development for the townhomes but doing a variety of housing types would be challenging.

Barbara Faust clarified that she wouldn't want it to be cookie cutter.

Tom Calhoun made the observation that there is a mixture of housing types in the immediate area.

Nelson Hollenbach commented that the picturesque town gets lost without a variety and would also like to see a mix.

Ross Gardner asked for the price point of the units.

Jim Moulton responded that they would be in the mid \$200,000 range, bringing prospective employees and employers to the area.

Richard Hendricks said he would like to see single families on Walnut and townhomes behind it but agreed that would be difficult. He made note of Nate Fox's letter and went over it.

Maureen Wheatley made comment on a few subdivision and land development requirements.

Richard Hendricks questioned if there was enough information to make a recommendation.

Jim Moulton stated he would be willing to put a cap on the units at 56 if it is possible.

Maureen Wheatley clarified that they didn't want to change the R-3 zoning district but rather wanted to address issues specific to the plan. She expressed concern about wanting to put conditions on a plan that hasn't been engineered.

Jim Moulton explained that the plan before the Commission complies with R-3 but needs to make an adjustment to the floodplain. This was the plan used in the previous zoning change request but is very similar.

The Commission discussed the site and was concerned that it had not been engineered yet.

Jim Ryder commented that Borough Council would have the same concerns and would like to see a sketch plan.

Steve Pizzollo noted that he agreed with Maureen Wheatley's concern as to what could come with this zoning change approval and would like some reassurance.

Jim Moulton responded that he understands the Borough's concerns and would prepare a sketch plan. He went on the request the petition be postponed until they prepared an engineered plan.

Upon a motion of Ross Gardner, seconded by Barbara Faust, the Planning Commission unanimously tabled the discussion.

## **OLD BUSINESS**

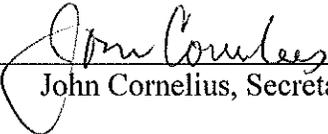
None.

**OTHER BUSINESS**

Richard Hendricks explained Borough Council is likely to approve an extension of the Planning Commission and that Perkasia Woods will be before the Commission next meeting.

**ADJOURNMENT**

On a motion by Ross Gardner, seconded by Barbara Faust meeting adjourned at 8:30 PM.

  
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John Cornelius, Secretary