

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JANUARY 28, 2015

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

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

Borough of Perkasie:

Brandy McKeever, Code Enforcement Admin.
Chuck Brooks, Council Member
Nate Fox, Borough Solicitor
Doug Rossino, Borough Engineer

Bucks County Planning Commission Consultant: Maureen Wheatley

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

PUBLIC FORUM

None.

APPROVAL OF MINUTES

Upon a motion by Nelson Hollenbach, seconded by Barbara Faust, the Planning Commission meeting minutes of the January 14, 2015 were unanimously approved with the necessary revision.

NEW BUSINESS

Kim Freimuth, Attorney, explained the rezoning petition for the site as well as the sketch plan, She provided an overview of the location of the site and explained it was rezoned from an I-1 zoning district to an R-3. She went on to note they are proposing 144 townhomes with open space and a tot lot. She made comment that they did respond to the Gilmore and Associates letter to which they will comply. She stated there would be sidewalks along the frontage of Constitution and Spruce as well as a crosswalk. It was clarified that they are not doing the sidewalk on the Tsunami parcel. She commented that the commercial will be buffered from the residential and a walking path through open space 'A' will connect the development to the shopping center. They did not support the

request for a walking path from open space 'D' to connect to the existing trail along Spruce because it is not safe.

Tim Casey, Engineer, went over the six waivers that were being requested including plan sheet size, cartway width to which he went into more detail. He explained that the development is to have private streets and the reduced cartway width would reduce impervious surface coverage and improve water quality. He commented that the turn radius for emergency vehicles was completed and found to be satisfactory; He noted they would post no parking on one side of the street to deter congestion of the narrower cartway. A partial waiver request for driveway distances from an intersection was noted as there are a few lots that could not meet the requirement due to the geometry of the site and other factors. A waiver for grading within 5 foot of the property line on Constitution and Spruce Street for access points is being requested as well as the improvements along the Tsunami Karate parcel which is agreeable by Bruce Costa the owner of Tsunami Karate. Additionally a waiver is requested for existing features as they intend to provide an aerial plan. The final request is for paving specifications as they would like to provide 4.5 inches of BCBC with 1.5 inches of top coating pending a structural analysis.

Doug Rossino questioned if they needed a waiver from the top soil requirement.

Kim Freimuth explained there is only 6" of topsoil existing and that since that's the case that would be all that is required to be replaced.

John Cornelius asked about the existing features waiver.

Kim Freimuth explained this is a common waiver, rather than survey 400' around the site they will provide an aerial showing the existing features.

Richard Hendricks acknowledged the Bucks County Planning Commission letter.

Kim Freimuth commented that at a staff meeting it was agreed they would remove the lot lines on the plan as they were only being illustrated for zoning purposes. The area around the townhome itself is limited common area and individuals are only purchasing the townhome itself. The lot lines will be shown on a separate sheet. She explained that they believe they will comply with all items.

Richard Hendricks made comment on the table for the individual lots. He noted the subtraction of easements including sewer, stormwater and access.

Tim Casey explained only existing easements were excluded but proposed were not.

Maureen Wheatley questioned where in the Ordinance it delineated between existing and proposed easements.

Richard Hendricks commented that there is no difference between existing versus proposed.

John Cornelius was concerned with comments in the review letter that could have an impact on lot area and questioned the true buildable area.

Richard Hendricks explained that historically all easements have been deducted and that the electric easement exception is a recent allowance.

Maureen Wheatley stated the definition of lot area. She urged that the basin would be excluded in the event of a single family dwelling construction and that they still have to meet this requirement.

Kim Freimuth acknowledged the engineers coordinated and this was the result of their discussions.

Nate Fox asked if the lots will be pinned and about the common area. He commented that there is no distinction between existing and proposed easements in the Ordinance.

Kim Freimuth clarified by explaining that the lots will be sold with just the townhouse not the yard, the yard would be common area to be maintained by the homeowners association.

Barbara Faust questioned if this meant the residents of the development didn't have private space.

Kim Freimuth explained the space is common space, for all to use and that this is the type of development that is desired.

Eileen Bradley asked about the stormwater easement and felt that it should be excluded.

Kim Freimuth said they have worked through this with the engineers.

Doug Rossino commented on the stormwater easement and that it is a blanket easement. He stated it should not be taken out of the lot area calculation.

There was further discussion on the deduction of existing versus proposed easements and the justification behind it.

Richard Hendricks made note of parking that will be located in a residential district for a commercial property in a commercial district.

Kim Freimuth explained the land swap between Tsunami Karate and Perkasio Woods. She acknowledged this would improve circulation for the karate studio and they worked with Bruce Costa to achieve the required approvals from the Zoning Hearing Board.

Maureen Wheatley commented that the Zoning Hearing Board relief was not noted on the plan.

Kim Freimuth confirmed it'd be added to the plan.

Nate Fox questioned whether the relief that was given by the Zoning Hearing Board would be sufficient. It was noted that the Zoning Hearing Board Solicitor felt as though the applicant asked for relief and presented an exhibit that would suffice unless Council wanted to send the applicant back to the Zoning Hearing Board for clarification.

Maureen Wheatley was concerned with non-residential parking in a residential zone.

Nate Fox said they would resolve the issue.

Kim Freimuth followed up by stating that it was very clear what the intention was when they appeared before the Zoning Hearing Board.

There was discussion on identifying areas of resource protection.

Doug Rossino commented that the specifications meet or exceed the requirements.

On a motion by Eileen Bradley, seconded by John Cornelius the Commission unanimously voted to table the discussion.

OLD BUSINESS

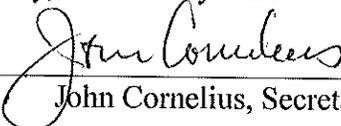
None.

OTHER BUSINESS

Richard Hendricks made comment that Borough Council has voted to expand the Board and that a Council member would be appointed as well.

ADJOURNMENT

On a motion by Eileen Bradley, seconded by John Cornelius meeting adjourned at 8:08 PM.



John Cornelius, Secretary