

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
FEBRUARY 25, 2015

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

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

Borough of Perkasie: Brandy McKeever, Code Enforcement Admin.  
Chuck Brooks, Council Member  
Florence Frei, Council Member  
Steve Pizzollo, 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 7:00 PM. The Pledge of Allegiance was recited.

**PUBLIC FORUM**

Mary Antczak - Shadywood Drive – commented that she would like to address the Constitution Square zoning petition. She explained she's lived here long enough to see the progression in the property, she noted in the interest of the town the present owner is not going to build the property and felt we need to help him increase the possibility to sell it otherwise the bank will. She stated we need to make accommodations to get the property developed. It's been for sale for a long time and needs to cover the bank or get a profit and she was confident he had offers. Our interest should be what's better for the community. Do not make accommodations just for him but focus on the future and who will buy the property, she felt that's who should be accommodated not the present owner. Thank you.

**APPROVAL OF MINUTES**

Upon a motion by Eileen Bradley, seconded by Barbara Faust, the Planning Commission meeting minutes of the January 28, 2015 were unanimously approved.

## **NEW BUSINESS**

### Ord. 985 Floodplain Ordinance Revision

Nate Fox explained there was a letter from his office dated Feb 6, 2015 explaining this is part two of a two part process to update the FEMA floodplain requirements. The Borough is proposing to enact a standalone Ordinance replacing existing Chapter 94 addressing FEMA compliance issues. The issues have been addressed and require Zoning Ordinance amendments which were provided to the Commission. The changes are largely definitional items for continuity with the stand alone revised Chapter 94 and they went on to review the Bucks County Planning Commission letter. The Bucks County Planning Commission had comments relative to section 186-5, 186-56 and 186-57; essentially this is the cleanup end of the Chapter 94 replacement and why it's before the commission.

Richard Hendricks commented this is replacing the existing Ordinance and an update in response to new requirements.

Nate Fox went over the different authorities' involved and maintaining compliance with the National Flood Insurance Program.

Richard Hendricks asked if there were any comments, to which there were none.

Maureen Wheatley noted the draft review letter provided from the Bucks County Planning Commission. They had recommended leaving a number of terms and definitions in the Ordinance as they are used in various sections of the Zoning Ordinance. She commented that if they intend to keep the term floodplain soils it shall be revised to be soils on floodplains as per the NRCS. She also commented that the floodplain boundary should specify exact language.

Nate Fox noted the only change in the Ordinance would be the date associated with the maps.

Eileen Bradley asked if it was advertised.

Nate Fox said yes the stand alone Ordinance has already been passed to make sure the Borough was well ahead of the deadline, this has been advertised for a public hearing on March 16<sup>th</sup>.

Eileen Bradley asked if the comments could be incorporated since it's already been advertised.

Nate Fox said yes considering these are all reasonable changes that won't negate the advertisement.

On a motion by Ross Gardner, seconded by Richard Packard the Commission unanimously voted to recommend adoption of the Ordinance with the Bucks County Planning Commission comments addressed.

## **OLD BUSINESS**

### Constitution Square Rezoning Petition

Jim Moulton explained he is before the Planning Commission seeking a recommendation for a zoning change of constitution square to R-3, he explained they had a lengthy meeting last time they appeared before the Planning Commission and in response to their comments have prepared a similar sketch plan that was engineered. He went on to explain they obtained a review from the

Borough Engineer and that a few things on the plan were altered but overall they would like to move forward with this plan. He then commented that there was a question of selling the property and what plan would end up being developed; he noted they are coming in with a proposal for 56 townhomes with a maximum of 60 and confirmed that they are not able to do more than that. He confirmed his is the plan they want to move forward with it and explained it. He noted the access to the development would be from a single entrance but that there would be an emergency access provided. He acknowledged that the entrance is in a different location due to PennDOT and went on to welcome questions and comments.

Richard Hendricks clarified the issue to be discussed is the zoning change and asked if Doug Rossino had any comments.

Doug Rossino explained they did a review to give a background to the Planning Commission for clarification and commented that the applicant is simply there for the rezoning to R-3.

Richard Hendricks questioned if there were any zoning comments.

Doug Rossino noted nine comments, he acknowledged that many were related to the layout which could be reanalyzed by the Engineer and adjusted accordingly. He went on to explain most the comments are related to land development which would come up at that point in time.

Richard Hendricks reiterated that this plan is to see if R-3 is palatable.

John Cornelius noted Mary Antczak comments and this particular plan. He felt they don't know what will happen if this plan is approved or who will do the project but that those are not the issues for tonight, although the point is well taken. If the zoning change is made and they move forward to subdivision/land development then the previous plan would be effectively dismissed although there is no guarantee. He commented that this is an improved plan and that although this plan is dense it is an improvement over what's already approved.

Eileen Bradley stated that she didn't feel that there was much of a difference between R1-B and R-3 but it is annoying to change it at such an early tenure. She noted she doesn't particularly have an issue with a plan although the front homes could be deducted. She noted she would be reluctant to give any additional relief and expects a complaint plan should they receive the zoning change.

Carolyn McCreary agreed with Eileen Bradley and noted the existing approved plan was a marketing decision at time. She commented that the density is reduced, it fits in and if more income, residents and taxes are desired she would support the plan but they should come in fully compliant without waiver requests.

Barbara Faust commented that she prefers this layout compared to the earlier layout. She noted that it has better potential and is a little more open. She was concerned with the zoning boundary change requests and agrees with everyone's comments although she was not sure what's best but explained she doesn't want to change things every time a plan comes in but noted the plan has significantly improved.

Ross Gardner asked if it was the new floodplain shown and questioned stormwater.

Jim Mouton confirmed it was the new floodplain and that they would plan to do an underground basin for storage and infiltration.

Richard Hendricks noted he prefers this plan as well and noted from a planning perspective this is less dense than the approved plans for the site, he acknowledged that this proposal fits in and that they are not out of line to request it. He commented that no additional relief should be the goal.

John Cornelius was concerned about a clean plan and that if the zoning is changed with the assumption this plan moves forward, he wanted the Commission to be aware of what could be there. He felt that conditions should be made to ensure we are getting what we want.

Tom Calhoun and Jim Moulton said they looked at other options but this is the most feasible. Jim Moulton noted there were fewer units with the other options. He explained they will move forward with subdivision/land development but can't promise being the actual builders.

Carolyn McCreary clarified they would, on record, state they are going through with subdivision/land development.

Tom Calhoun explained they can't have two plans on one parcel and this would void the previous plan.

Nate Fox noted that despite changing the zoning they could build the age restricted plan while this is being approved. He stated the age restricted plan possibility could be brought to a conclusion if the new plan is approved.

Eileen Bradley asked where the 60 unit number came from.

Jim Moulton stated it derives from the townhome calculation.

Eileen Bradley noted that would be the maximum amount one could get on the site anyway with the townhome use.

Tom Calhoun commented that is theoretical due to actual engineered plan.

The Planning Commission noted they did not like everything about the plan.

Richard Hendricks clarified that the Commission is just looking at uses.

John Cornelius asked if apartments were allowed in R-3.

Richard Hendricks confirmed they were not.

Nate Fox asked what the time frame is because Council needs to be advertised. Explained timeline and April would be hearing date.

Tom Calhoun said that is acceptable and thank you.

On a motion by John Cornelius, seconded by Ross Gardner the Commission unanimously voted to recommend approval of the zoning change from R1-B to R-3.

Florence Frei asked if it could still be senior housing.

Jim Moulton stated housing for the elderly is allowed in the R-3.

Maureen Wheatley noted it is permitted in all zoning districts.

Florence Frei questioned if they offered it as housing for the elderly could that be a zoning issue.

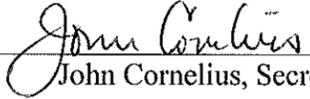
Maureen Wheatley stated it would not.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

On a motion by Eileen Bradley, seconded by Barbara Faust meeting adjourned at 7:35 PM.

  
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John Cornelius, Secretary