

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
May 27, 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  
Carolyn McCreary  
Richard Packard (absent)  
Steve Pizzollo

Borough of Perkasie:

Brandy Mckeever, Code  
Enforcement Admin.  
Nate Fox, Borough Solicitor  
Erik Garton, Borough Engineer  
Tracy Tackett, Borough Planner

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 Barbara Faust, the Planning Commission meeting minutes of the April 22, 2015 were unanimously approved with the necessary revision.

**NEW BUSINESS**

**Country Ridge**

Gia Raffaelli introduced herself and presented the development proposal under the Open Space Preservation Ordinance II allowable in an R-1B. She explained this plan was

presented with the open space preservation zoning proposal and that nothing has changed since then. It was noted the homes would be single family and that there will be eighteen lots. The development will be preserving 45% of the ground as open space and the stormwater will be naturalized areas. She commented that they are in process of obtaining their NPDES permit. A fee in lieu of will be paid for recreation in order to leave the open space undisturbed. New NPDES regulations and changes to the way stormwater management is accomplished as explained in more detail.

John Tressler explained the proposed naturalized basins in more detail.

Barbara Faust commented on the stormwater areas being used as open space areas.

Gia Raffaelli noted the open space is passive and they will be paying a fee in lieu for recreation space.

Stormwater compliance was discussed in more detail.

Tracy Tackett commented on the Homeowners Association's maintenance responsibilities for the development and clarified whether the open space area would be mowed or a meadow.

John Tressler stated the proposal is to be a meadow.

Gia Raffaelli went over the Gilmore and Associates letter dated May 21, 2015 particularly the zoning comments.

Nate Fox explained they would like to see the correspondence with Perkasio Park in reference to the deed stipulation.

Gia Raffaelli continued through the zoning comments with the members clarifying particular points.

The commission discussed compliance with the ordinance in more detail.

Gia Raffaelli noted they will comply with the zoning comments and moved on to the waivers requested which were reviewed and discussed.

Erik Garton made comment on the site distance waiver and that they were satisfied with the request in respect to safety.

Barbara Faust explained that she felt the Borough requirement is reasonable for the pedestrian traffic in that area.

John Tressler noted they exceed PennDOT standards.

The remainder of the waivers was presented with little discussion.

Hendricks commented that he felt the ordinance needs to be revised in order to address the updated PennDOT standards.

Eileen Bradley noted that they should clarify the waiver request in reference to the pavement.

The Planning Commission discussed the pavement proposal in more detail. The Commission also discussed the proposal of Belgium block.

Gia Raffaelli noted the remainder are a will comply and that they are awaiting feedback from the Fire Chief. She acknowledged approvals from Perkasi Regional Authority and that the Engineer believes any stormwater items can be worked out.

Erik Garton noted the stormwater items are fairly common for a first review and that they will not significantly impact the proposal.

Barbara Faust was concerned about where the water will go more specifically with the sump pumps.

Richard Carol commented the design is constructed in a way to manage the water so that it is not an issue.

John Tressler was confident the design is appropriate and functional.

Gia Raffaelli moved on to the traffic comments, which were reviewed.

The Commission discussed parking in more detail.

Gia Raffaelli went over the general comments and then addressed the planning letter.

Tracy Tackett acknowledged the three bullet points listed and the Commission discussed.

There was in depth discussion in reference to sidewalks and the possibility of an easement to allow for the potential of a connection.

Gia Raffaelli reviewed the Bucks County Planning Commission letter and their position on each item.

A timeline for the project was discussed.

On a motion by Eileen Bradley, seconded by John Cornelius the Commission recommended a waiver from section 164-20.G(1), minimum sight distance of 500 feet from streets intersecting collector streets, on a 7-1 vote.

On a motion by Eileen Bradley, seconded by Steve Pizzollo the Commission unanimously recommended a waiver from section 164-70.A(5), size of final plan sheet.

On a motion by John Cornelius, seconded by Carolyn McCreary the Commission unanimously recommended a waiver from section 164-68.C(2) and 164-70.C(2), aerial photo in lieu of showing existing features within 400 feet site.

On a motion by Eileen Bradley, seconded by Carolyn McCreary the Commission unanimously recommended a waiver from Chapter 160, street and sidewalk specifications, subject to confirmation by the Borough Engineer.

On a motion by Steve Pizzollo, seconded by Carolyn McCreary the Commission unanimously recommended a waiver from section 164-59.C, location of gas mains.

On a motion by John Cornelius, seconded by Ross Gardner the Commission unanimously recommended a waiver from section 164-31.F, slope edge requirements.

On a motion by Steve Pizzollo, seconded by Nelson Hollenbach the Commission denied recommending a waiver from section 164-28, curbing specifications, on a 3-5 vote.

On a motion by Eileen Bradley, seconded by Carolyn McCreary the Commission unanimously recommended a waiver for a landscape substitution.

On a motion by Carolyn McCreary, seconded by Steve Pizzollo the Commission recommended a waiver from section 164-8B, separate planning commission reviews of preliminary and final subdivision and land development plans, conditioned on the Gilmore & Associates letter dated May 20, 2015, applicable portions of the Tackett Planning letter dated May 22, 2015, the Bucks County Planning Commission letter dated March 18, 2015 and granted waivers on a 6-2 vote.

On a motion by John Cornelius, seconded by Eileen Bradley the Commission unanimously recommend preliminary/final approval subject to the Gilmore & Associates letter dated May 20, 2015, the Bucks County Planning Commission letter dated March 18, 2015, the waivers recommended and the three Tackett Planning items in section V of the Tackett Planning letter excluding bullet point one.

## **OLD BUSINESS**

None.

## **OTHER BUSINESS**

Richard Hendricks introduced Tracy Tackett as the Borough Planner.

Nate Fox discussed the zoning amendments he was working on.

**ADJOURNMENT**

On a motion by Steve Pizzollo, seconded by Carolyn McCreary the meeting adjourned at 9:00 PM.

  
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John Cornelius, Secretary