

MINUTES OF MEETING  
PERKASIE PLANNING COMMISSION  
FEBRUARY 22, 2017

620 West Chestnut Street  
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

Earl Richard Hendricks (absent)  
John Cornelius  
Barbara Faust  
Scott Bomboy  
Eileen Bradley (absent)  
Carolyn McCreary  
Steve Pizzollo  
Steve Rose  
Angela Benner

Borough of Perkasie:

Brandy Mckeever, Code Enforcement Admin.  
Jim Enniss, Borough Planner

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

**PUBLIC FORUM**

None.

**ORGANIZATION**

Nate opened the floor for nominations. Steve Pizzollo nominated Carolyn McCreary as Planning Commission Chair, Scott Bomboy seconded. John Cornelius nominated Barbara Faust, Steve Rose seconded. The vote was four to three for Carolyn McCreary as Chair.

Steve Pizzollo nominated Eileen Bradley for Planning Commission Vice Chair, Angela Benner seconded. John Cornelius nominated Barbara Faust, Steve Rose seconded. The vote was four to three for Eileen Bradley as Vice Chair.

Scott Bomboy nominated John Cornelius as Planning Commission Secretary, Carolyn McCreary seconded. John Cornelius remained secretary.

**APPROVAL OF MINUTES**

Upon a motion by Steve Pizzollo, seconded by John Cornelius, the Planning Commission meeting minutes of the December 14, 2016 were unanimously approved.

**NEW BUSINESS**

Wireless Communication Facilities

Nate Fox provided an overview and explained a company name Mobilitie is approaching municipalities to put in monopoles in order to extend wireless coverage. The company is

recognized by the PUC (public utility commission) which means their equipment can be placed in the right of way. This company has stated they do not press the issue if faced with push back on their proposals. He noted there are a number of other companies out there and that other municipalities have adopted a more up to date wireless Ordinance. He explained the proposed Ordinance language may not directly apply so this is a starting point for the Planning Commission to consider.

Jim Ennis explained Upper Fredrick is close to adopting an Ordinance similar to what other municipalities have adopted. He explained a couple examples were provided by Tracy Tackett so that the Commission could see what these monopolies look like. He explained they would compile Ordinances to compare.

Carolyn McCreary noted there is a monopoly local which could be observed.

Nate Fox noted the most recent proposal was at 5<sup>th</sup> & Market Street and explained what commenced.

Steve Pizzollo asked how these are controlled by Borough Ordinance.

Nate Fox pointed out if a company is recognized by the PUC their regulations will trump the Borough regulations when it comes to placement in the right of way. State Associations have pushed back but if it a company is not recognized by the PUC there's a lot more latitude to regulate. If they are a PUC the aesthetics could still be regulated. He stressed only more of these requests will be coming through.

Carolyn McCreary brought up Lansdale Borough and recommended reaching out to them. She questioned if their Ordinances have been reviewed.

Doug Rossino explained Lansdale was approached with multiple shorter monopolies rather than one tall one.

John Cornelius noted Quakertown and Lansdale both have their own electric utility.

Carolyn McCreary acknowledged the historic significance reference as well as the allowance by special exception. She suggested possibly changing it to condition use so that conditions could be put on the approval rather than an approval by meeting certain criteria.

Nate Fox felt conditional use would be a better way to approach it as it's a legislative discussion.

There was further discussion on historical significance and conditional use allowance.

Barbara Faust asked if these PUC companies could utilize eminent domain.

Nate Fox stated he would have to look into that.

Carolyn McCreary also pointed out the need for lighting standards and graffiti removal time limitations.

Barbara Faust noted there are FAA lighting requirements and restrictions to certain illuminations.

Doug Rossino explained the Zoning Ordinance does provide for an airport zone. He explained the height regulations in this area are outlined in the Ordinance and pointed out even tree height is regulated. The farther away from the airport the greater the height allowance.

Nate Fox noted preemption from the FAA, the FAA would supersede Borough Ordinance.

John Cornelius asked if the Borough's Electric Department could provide WIFI through their facilities.

Nate Fox explained there is a company who provides high speed fiber optic which is only attached to a certain number of poles for a certain use via a pole attachment agreement.

John Cornelius clarified the goal would be to regulate aesthetics and location.

### Rezoning of the Borough Train Station

Jim Ennis explained the proposal is consistent with the comprehensive plan and explained if there is a time crunch the Commission could act on this otherwise if there is more time the whole comprehensive plan should be taken into account.

Nate Fox noted that SEPTA would lease the station to the Borough and the Borough could sublease as they've done in other neighboring municipalities. There is a stipulation that the zoning has to be in place for SEPTA to move forward with the lease. He questioned how far this rezoning should extend, just the train station or freight house as well?

Scott Bomboy noted Council wanted the train station and the freight station rezoned. He questioned how it would be rezoned, just a portion or whole parcel?

Nate Fox explained the whole property did not need to be rezoned just a portion.

It was discussed that the parcel is in the I-2 and Town Center overlay.

Scott Bomboy explained the C-2 zoning district would be more appropriate.

Carolyn McCreary asked Jim Ennis if any of the proposed uses didn't appear to be appropriate in C-2 zoning district.

Jim Ennis noted the recommendations in the comprehensive plan and that Nate Fox did not see issues.

There was more discussion about what would come of the zoning change.

Barbara Faust asked about the possibility of reinstating the commuter rail and how this could affect that.

Carolyn McCreary explained by zoning it would still be allowed it would just be a matter of availability of the space.

Nate Fox commented that SEPTA provides the lease to the Borough and the lease gets passed through to the tenant. Typically there is a period of free rent in turn for the tenant fitting out the space. All of which would have to be considered in the economics right now the issue is whether the uses are appropriate.

Carolyn McCreary confirmed with the Commission that the consensus would be to change the zoning of both the train station and freight station to C-2.

### Adaptive Reuse

Nate Fox explained Tarcy Tackett had prepared the Ordinance and explained there are a number of commercial and industrial properties in residential areas and this would be a way to allow the reuse of an existing building. He went on to explain the thresholds for this use. He noted this is the start of conversations as the draft ordinance is currently being reviewed by the Bucks County Planning Commission and the Borough Commission will receive the review for future discussion. Any input would be considered as we are trying to encourage reuse without being offensive to the surrounding neighborhood.

Carolyn McCreary asked about the criteria listed and if it's truly applicable to the properties in question.

Nate Fox noted there are several applicable properties in the Borough.

Jim Ennis explained how many properties this would actually encompass. He noted there are a few properties that were in mind when drafting this. He then commented the square footage size for lots may be increased to apply to the properties in mind but not those that are undesired.

Nate Fox explained by next meeting the Bucks County Planning Commission letter would be back and Tracy Tackett could provide her input from what she researched.

Barbara Faust asked for a list of properties that would be included in this.

Carolyn McCreary explained it would be helpful to know what areas this involves.

Jim Ennis explained his concern with nonconforming structures and noted a need for guidelines on new construction.

Carolyn McCreary requested new large scale Zoning maps from Doug Rossino.

#### 2016 Planning Report

The Commission acknowledged the report and agreed to review the material for comment.

#### **OLD BUSINESS**

None.

#### **OTHER BUSINESS**

John Cornelius suggested Borough Council prepare a letter of appreciation and acknowledgment of the prior Commission Chair.

Carolyn McCreary recommended a resolution should be prepared by Borough Council.

Nate Fox agreed.

#### **ADJOURNMENT**

On a motion by Steve Pizzollo, seconded by Steve Rose the meeting adjourned at 8:00 PM.

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John Cornelius, Secretary