

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
MARCH 29, 2017

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

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

Borough of Perkasie:

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

Carolyn McCreary 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 Angela Benner, seconded by Steve Rose, the Planning Commission meeting minutes of the February 22, 2017 were unanimously approved.

NEW BUSINESS

Griffo Sketch Plan Submission

Jason Smeland, professional engineer, of Lenape Valley Engineering explained he and his client Kathy Griffo were before the Planning Commission with an informal sketch plan. He explained the location and size of the property; he also noted that the parcel is split between Perkasie Borough and Hilltown Township. He made comment that there was a developer who proposed a plan with multiple houses which has since been abandoned. The Griffos would like to do a three lot subdivision and explained there is an existing house and barn on the parcel. One new lot for a single family dwelling is being proposed in Perkasie. The other lot within Perkasie will contain the existing structures and the final lot would be in Hilltown Township with access to Hillcrest Drive. He acknowledged good feedback was received from Hilltown Township. The sketch plan before the Commission is to get input and to see if this would be an acceptable proposal. It was explained this plan will require approval in both municipalities. Public water and sewer is available and an additional access on Haven Court has been secured as it is a private drive.

Carolyn McCreary confirmed the applicant did not seek Planning or Engineering input.

Jason Smeland confirmed they did not seek those reviews as the submission is an informal sketch plan.

Doug Rossino noted lot 2 and lot 3 are in separate municipalities.

Jason Smeland confirmed and noted they will need a waiver from Hilltown Township for the existing lot to remain in both municipalities.

Doug Rossino noted the majority of the natural resources appear to be in Hilltown Township and requested a note on the plan for stormwater requirements on newly created lots that are to be constructed in the future.

Eileen Bradley commented on lot two as she was concerned with the amount of steep slopes.

Jason Smeland explained they would look into that in more detail with the plan preparation.

Jim Ennis asked if they could address the Bucks County Planning Commission comments.

Jason Smeland explained they will comply with exception to the road improvements since the road is private they didn't necessarily agree any improvements would be needed.

Barbara Faust asked why the Griffos wanted to subdivide.

Jason Smeland explained the Griffos are planning for the future and would have a buyer lined up at the time it was ready to be sold. He explained they contemplated on going with a developer but would rather subdivide in this way due to time and financial reasons.

Pennridge Airport Business Park Preliminary Land Development Plan Submission

Rob Gundlach, attorney from Fox Rothschild LLP, introduced himself and Keith Ottes, engineer from Langan, as representatives for the applicant Rob Brink. Rob Gundlach explained they are seeking a recommendation for preliminary approval on the plans before the Commission and would like to run through a few things although most of the items are a will comply. He noted the trail request in the Tackett Planning letter and access comment in the Gilmore & Associates letter. He went on to explain there are many more steps to take with this plan and explained the details of the preliminary plan that had been submitted in Perkasio. He explained upon receiving preliminary approval they will be back for final approval. The intention is to market the manufacturing space and then move on to securing the other users which they hope to be medical, hotel and brew pub. The proposal is to be completed in phases and the only formal plan submitted to East Rockhill is in reference to stormwater facilities to manage the impervious within the Borough. He noted at some point they will be applying for manufacturing within the Township. The current focus is the two manufacturing buildings here in the Borough, additional permits and approval will be required once preliminary approval is obtained. He explained review letters were received and that the comments in the Gilmore letter are all a will comply with exception of item 14 on page 10 which was a request to consolidate the existing driveway with the proposed driveway. He explained this is not feasible as the existing drive is used by Hart Mechanical.

Keith Ottes showed the existing drive on the plan.

Rob Gundlach explained the new primary entrance would run directly back to the airport and would be the sole use of the airport. The existing driveway would be maintained as a secondary access and easement for Hart Mechanical. They believe using the existing drive would conflict with the traffic from the airport, pub and hotel.

Keith Ottes confirmed the remainder of the comments would be addressed.

Eileen Bradley referenced number 6 on page 3, parking related to the brew pub and hotel. She acknowledged the calculation used may not be the maximum needed.

Rob Gundlach wanted to defer because they do not have a user for the space in which case they will identify the seats and thus the required parking.

Eileen Bradley questioned the possibility for additional parking if need be.

Rob Gundlach and Keith Ottes confirmed there is space within the Township if additional parking is needed.

Eileen Bradley noted page 7 item 1 and asked for a status.

Rob Gundlach explained they had a joint meeting with PennDOT and discussed the scope of the traffic study which is currently in the works. He commented that the permits will be phased and the study will be updated accordingly.

Barbara Faust questioned if school traffic will be included in the study, the parking at the front of the building and access to the hotel.

Rob Gundlach confirmed school traffic would be observed as a part of the traffic study and noted a conference center use was slim so they proposed a hotel and medical building as place holders. He explained the users listed are a wish list as to what they would desire there. The intention is to obtain users and come back for final approval.

There was discussion on EDUs and capacity for water and sewer. It was confirmed the EDUs will be reserved.

Rob Gundlach went over the Tackett Planning letter, he pointed out that both sidewalk and trail is shown along the frontage but not the entire length.

Keith Ottes showed and explained the location being proposed. He explained it is likely they will have to add sidewalk due to PennDOT.

There was discussion on moving the sidewalk farther off the curb and Ridge Ave.

Keith Ottes reviewed the opposing side of the proposal and made comment that the sidewalk is not shown because it would not connect to anything but acknowledge there is a trail connection. He explained they can only provide stubs as the gun club property would have to allow for the full connection.

Rob Gundlach commented on number 2 which recommended improved pedestrian facilities within the site. He explained they didn't want pedestrians walking down to the airport and noted there would be a connection to the hotel. He went on to number 3 and explained they showed the trail as requested. Number 4 in reference to trail width recommended 8 feet which they felt is excessive as it is adding additional impervious and the consensus was that 6 feet is sufficient as it will be a low usage trail.

Jim Ennis clarified 8 feet is a multimodal trail and that it is more suggested for travel along Ridge Rd.

Eileen Bradley noted it should be at least 6 feet because any kind of grant requires at least that.

Rob Gundlach commented on number 5 in reference to installing benches along the trail and said they agree with number 8 to allow the public to use the trail but they do not want people hanging out on private property throughout the trail.

Carolyn McCreary agreed.

Rob Gundlach continued on to number 6 in reference to pavement marking which he confirmed is a will comply. Number 7 in reference to a safe connection to the trail system is a will comply. Number 9 for additional buffering is a will comply. Overall the applicant will comply with exception to number 2 involving pedestrian facilities within the site, number 4 by providing a width at 6 feet rather than 8 feet and number 5 about benches.

Meral Merkam, 1501 Tunnel Rd., asked if there a proposed starting date.

Rob Gundlach explained there is not a proposed starting date but the project will be phased.

Meral Merkam, 1501 Tunnel Rd., asked about improvement to Ridge Road.

Rob Gundlach confirmed and noted it will be subject to PennDOT's review and that they may require roadway improvements including widening.

There was discussion on the phases and the potential for road work.

Glen Stewart, 1240 N Ridge Rd., asked if the public will have the opportunity to review the traffic study.

Rob Gundlach confirmed it will be available for review at the municipalities.

Meral Merkam, 1501 Tunnel Rd., asked if the road will need to be improved before the buildings go up.

Rob Gundlach stated yes they would go in before and noted the traffic study will examine route 313 and 309 as well in order to determine improvements that may need to be done. He noted these improvements would also be phased.

Carolyn McCreary acknowledge receiving emails from Douglas Hudson, 1211 Ridge Rd. and Gary Daprile, 909 N Ridge Rd.

Stephen Kramer of Grim, Biehn & Thatcher who represents East Rockhill Township introduced himself. He explained the Township is not actively opposed but their engineers are still reviewing the plan and are expecting comment soon. They did not want this to move to Borough Council just yet as East Rockhill wanted to obtain their engineers comments.

Mary Antczak, 718 Shadywood Dr., asked if there is going to be adjustments to Blooming Glen Road from the Ridge down to Seventh.

Carolyn McCreary stated it is too far from the site and that she did not see any plans for improvements in that location.

Rob Gundlach explained that would be reviewed in traffic study and by PennDOT. The drive is proposed to line up as good practice but they do not anticipate that becoming a route for truck traffic. Therefore no improvements would be completed further down Blooming Glen.

Mary Antczak, 718 Shadywood Dr., asked if they could prohibit truck traffic on Blooming Glen Dr.

Nate Fox said it would be up to Borough Council, if it is in the traffic study they would make a decision on it.

Rob Gundlach noted their February 15, 2017 letter which outlines four original waiver requests and ten additional waivers due to the Gilmore & Associates review as well as the final plan approval. He commented that the required existing features within 400 feet are shown on an aerial plan but they did not survey the whole area as it is very large. A sample will be performed for the proposed layout rather than showing the location of all existing trees greater than three inches in caliper due to the size of the existing forest. The slope of basin berm will need to be altered to allow for greater run off to be captured with a 3:1 design which is typical. A pipe size variation will be required in order to match the crowns due to utility clearances. A survey of woodlands for the sample will be of 6" caliper trees or greater rather than 3". The curb height is proposed at 6" rather than 7" because it is a private drive.

Eileen Bradley confirmed what state requirement is for curbing.

Doug Rossino explained this is only for the interior property.

Rob Gundlach continued on by asking to grade up to and beyond the legal right of way in order to connect drainage to the Ridge. He made a request to provide a raised bed in the trailer parking area rather than a row of plantings every twelve parking spaces to allow for maximized maneuvering. Furthermore it was requested one seep collar is required, contingent on the conservation district, rather than the required two and deferral of five items to final plan approval.

Eileen Bradley asked about the timeline for East Rockhill.

Stephen Kramer explained he would probably have comments by next month's meeting which is April 18th.

Keith Ottes confirmed this whole plan was submitted to the Township at the same time it was submitted to the Borough.

Carolyn McCreary explained these are the complexities of working in two municipalities and can only work on behalf of the Borough. She commented given the work that's been put into this and the zoning that's been changed she would entertain a recommendation to grant preliminary approval with the requested waivers as well as deferrals.

On a motion by Eileen Bradley, seconded by Scott Bomboy, the Planning Commission unanimously recommended preliminary plan approval subject to compliance with the Gilmore & Associates letter dated March 15, 2017, Tackett Planning letter dated March 29, 2017 with a 6 foot path along N. Ridge Road near lot one and approval of the waivers in the Langan waiver request letter dated February 15, 2017 which includes nine waivers and five deferrals.

Eileen Bradley asked the Engineer to keep an eye on Tunnel Road because what happens in East Rockhill may impact us.

Doug Rossino explained that was a hot topic in scoping.

Carolyn McCreary asked the Zoning Officer to keep the Commission apprised of any East Rockhill correspondence prior to the next meeting.

West Rockhill Zoning Map & Comprehensive Plan Amendment Proposal

Nate Fox explained there is a public process in the event comprehensive plans are altered. He commented on the changes to be made.

Doug Rossino noted the parcel is setup to be a part of the quarry and that it's just not zoned properly.

Nate Fox reviewed the location noting it is adjacent to the state game lands and to the back of the quarry. He said there may be an impact on quarry traffic.

Doug Rossino commented on a 1992 agreement allowing the parcel to be a part of the quarry.

Nate Fox pointed out the Borough does not need to take a position.

On a motion by Eileen Bradley, seconded by Angela Benner seconded, the Planning Commission unanimously recommended the Borough take no position.

Proposed Zoning Ordinance Amendment - Adaptive Reuse

Jim Ennis noted the Bucks County Planning Commission review letter and that Tracy Tackett had commented. He explained there is an agreement that notification be provided for a distance greater than 100ft.

Eileen Bradley said 500ft is standard.

It was agreed that mixed use should be a permitted use.

Jim Ennis commented on the reference to design guidelines and recommended some kind of language to preserve historic buildings.

Carolyn McCreary noted the conditional use requirement and that Council could put conditions on the design.

Nate Fox noted each property may be different and therefore we may not want to hold them to one standard.

Jim Ennis made comment on buffering standards.

Eileen Bradley explained it will really depend if it's possible to implement buffering and pointed out this amendment is supposed to make it easier to utilize a property.

There was discussion on the variation of these properties and buffering.

Jim Ennis explained an editorial comment about the uses listed and questioned if any additional should be included. He went on to comment on the list of properties and that not all the properties fit into the 20,000 sf requirement.

Eileen Bradley felt 10,000 sf appeared to be the number that would include most of the listed properties.

Jim Ennis stated they need to look at what captures these properties appropriately. These properties are outside the town center and questioned if town center should be included. He explained he would relay their comments to Tracy Tackett.

Scott Bomboy recommended that buildings 50 years or older should apply rather than specific dates.

2016 Annual Report

The report was found to be satisfactory and there was no additional comment by the Commission.

OLD BUSINESS


Barbara Faust pointed out a grammatical issue in Ordinance #988.

OTHER BUSINESS

None.

ADJOURNMENT

On a motion by Eileen Bradley, seconded by Steve Rose the meeting adjourned at 8:50 PM.



John Cornelius, Secretary