

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
JUNE 14, 2017

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:

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

Borough of Perkasie:

Brandy McKeever, Code Enforcement Admin.
Tracy Tackett, Borough Planner
Doug Rossino, Borough Engineer
John Torrente, Borough Solicitor

Carolyn McCreary called the meeting to order at 7:03 PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

Mary Antczak, 718 Shadywood Dr., stated she wanted the Commission to explain the new business and old business items in detail and comment on how the proposals will affect the Borough.

APPROVAL OF MINUTES

Upon a motion by Steve Rose, seconded by Steve Pizzollo, the Planning Commission meeting minutes of the March 29, 2017 were unanimously approved.

NEW BUSINESS

Ordinance #1006 Re-Zoning Portions of TMP #33-005-033 & 33-005-458 from I-2 to C-2 Zoning District.

Carolyn McCreary asked the Borough Solicitor to present the proposed ordinance and Tracy Tackett to follow up.

John Torrente noted the proposal is for the train station and freight house, he confirmed there have been discussions with SEPTA. He also confirmed the Bucks County Planning Commission had made comment as well. Commercial uses are desired at these locations thus the proposed change to C-2. It was confirmed the draft Ordinance had not been advertised yet.

Tracy Tackett confirmed the train station and freight house, which is across the tracks, are the affected tracts. The parcels are currently zoned I-2 and there has been interest for uses other than

industrial. She noted commercial uses are more consistent with the town center and this change would allow retail and eating opportunities.

Mary Antczak asked if the zoning changes need approval from SEPTA.

Tracy Tackett noted this proposal has been discussed with SEPTA and the spaces would be leased to individual tenants as the parcels are not owned by the Borough.

Steve Pizzollo confirmed that the Borough is overseeing the zoning change and would not have involvement in lease agreements with SEPTA and the individual tenants.

Tracy Tackett noted that by rezoning the freight house the C-2 zoning district would be expanded beyond what the comprehensive plan recommends.

Carolyn McCreary referenced the Bucks County Planning Commission review and their recommendation of a parking plan.

John Cornelius pointed out the parking lot on Seventh Street is leased by the Borough and felt that is also a discussion to be had with SEPTA. He pointed out the Bucks County Planning Commission supports the change but questioned the current tenants knowledge of the zoning change.

Steve Rose commented he believed the current tenants lease is up this year and explained the individual is aware and is leaving the property. He went on to explain he was concerned with the infrastructure and questioned if it could handle the new uses.

John Torrente acknowledged the structure would have to be up to code and that the Borough would not be responsible for any upgrades. The Boroughs involvement has to do with allowable uses.

Steve Pizzollo explained the potential tenant will want to do an inspection of the property prior to occupying it and SEPTA will want to make sure the structure is useable.

Mary Antczak noted an inspection of this property was done and the documentation should be on file.

Doug Rossino commented if there is a change in use Perkasie Regional Authority will need to review it and additional EDUs may be required.

On a motion by John Cornelius, seconded by Steve Rose, the Planning Commission unanimously recommend approval of Ordinance #1006 in order to rezone portions of TMP #33-005-033 & 33-005-458 from the I-2 to C-2 Zoning District.

OLD BUSINESS

Proposed Zoning Ordinance Amendment – Adaptive Reuse

Carolyn McCreary presented the proposed adaptive reuse ordinance amendment and noted Scott Bomboy, who was unable to attend, explained the historical review committee is looking into some design criteria. Mr. Bomboy suggested the discussion may want to be tabled until this information is presented.

Tracy Tackett was instructed to give an overview of the project. She explained the idea is that there are a number of properties throughout the Borough historically zoned residential; the intent is to explore how these properties could be reused despite being designated as residential. The intention

of this Ordinance is to allow some additional uses in hopes the properties will be invested in and brought up to code, this language was developed reflecting that interest. It was noted there are some suggestions that were added to the most recent version of the Ordinance. Originally the Town Center was not included but has been added, the concern was that residential uses would then be allowed on ground level. In order to obtain this use applicants will have to go through the conditional use process. By doing so this provides the opportunity for conditions and comments. The minimum lot size was also decreased in order to include more properties. Two maps were reviewed which show parcels within the Borough based on size, the legend was reviewed. The eligibility requirements were altered to read 50 years in age rather than a construction date, mixed use was added to the list of uses and some general guidelines from a historic resource perspective were added. Beyond that a requirement of a neighborhood meeting was also discussed.

Carolyn McCreary felt that requiring the applicant to handle the neighborhood meeting requirement is burdensome.

Tracy Tackett noted a sketch plan requirement that includes notification would be a better requirement and the Solicitor is to review if that's feasible.

John Cornelius commented that this overlay proposal is a great idea for tackling the challenges associated with nonconforming buildings and uses. He suggested further creating a list of the properties that would meet the ordinance eligibility criteria and engaging the owners in an active discussion of its potential benefits to them.

Carolyn McCreary explained this wouldn't only apply the current owner but would also be an incentive to sell the property to someone who could utilize it.

Barbara Faust commented on the need for remediation work on some of these contaminated properties.

Carolyn McCreary confirmed there are state and federal requirements that need to be met.

Doug Rossino supported her comment by noting there are residential standards that must be followed through state requirements and that the Borough cannot waive those requirements.

The Commission discussed remediation in more depth.

John Torrente commented he was unaware of anything that would not allow the Borough to require a sketch plan submission.

Tracy Tackett noted a sketch plan would be acceptable.

There was discussion about notice to neighboring properties and proximity requirements.

The Commission tabled the discussion.

OTHER BUSINESS


East Rockhill correspondence on the Pennridge Airport Business Park Preliminary Plan

Doug Rossino noted the portion of the site currently being proposed discharges stormwater into the Townships jurisdiction which should be their main concern right now. He is aware East Rockhill has trying to get some things addressed prior to their involvement. He was unaware of any issues for the Borough.

The Commission explained they would like an update on upcoming or potential development.

ADJOURNMENT

On a motion by Steve Pizzollo, seconded by Steve Rose the meeting adjourned at 7:47 PM.



John Cornelius, Secretary