

Minutes of Meeting
Perkasie Planning Commission
February 14, 2018

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission Members

Angela Benner (Absent)
Barbara Faust
Scott Bomboy (Absent)
Kevin Roberts (Absent)
Cheryleen Strothers
Eileen Bradley
Heather Nunn
Carolyn McCreary (Absent)
Steven Pizzollo

Borough of Perkasie:

Robert McTague Code Enforcement Admin.
Tracy Tackett, Borough Planner
Douglas Rossino, Borough Engineer
Jeffrey Garton, Borough Solicitor

Eileen Bradley called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

RE-ORGANIZATION:

Motion by Steve Pizzollo seconded by Heather Nunn to keep all positions the same for 2018 Planning Commission.

APPROVAL OF MINUTES:

Upon a motion by Barbara Faust, seconded by Steve Pizzollo, the Planning Commission meeting minutes of the October 25, 2017 were unanimously approved.

NEW BUSINESS:

Griffo Minor Subdivision

Jason Smeland project engineer opened saying all applications have been reviewed and the Applicant reported that the portion of the subdivision located in Hilltown Township has been approved.

Jeff Garton stated that all issues involving neighboring properties are not for the Borough to handle but for a civil matter. Garton also commented confirming satisfactory documentation was provided to the borough allowing one additional lot to be created and obtain access from Haven Court, which is a private street owned by the homeowners association.

Planning Commission members asked the borough engineer if the proposed lot was adequately sized to meet all requirements of the deferred standards

Doug Rossino commented saying that it should be fine, but that if they were unable to meet any of the requirements the applicant would need to come back for waivers.

Doug also explained that notes would have to be added to the subdivision plan requiring compliance at the time of building permit submittal.

Smeal asked for a deferral with the building permits.

Smeal reads through Gilmores letter dated February 7, 2018 clarify each step with compliance.

Smeal read through step #2-#9 saying that all will comply.

Doug agrees with smeal.

Smeal finishes reading the entire letter from Gilmore & Associates making sure each step will comply.

Bradley asks the planning commission members if there are any further questions

The Planning Commission recommended approval to Borough Council subject to the following.

1. Compliance with the Gilmore & Associates review letter dated February 7, 2018.
2. Support of waivers from Sections 164-20.C and 164-31.F.
3. Support of deferral until building permit submittal of requirements associated with grading, storm water management, and landscaping & lighting.

Steve Pizzollo motions to approve, seconded by Barbara Faust. Perkasio Borough Planning Commission grants approval for the Griffio Minor Subdivision.

OLD BUSSINESS:

None.

OTHER BUSSINESS:

Tracy Tackett provided the following updates:

- It was reported that the adaptive overlay ordinance had been deferred in 2017 when staff changes were underway, but it will be placed on a future agenda of the planning commission for continued discussion.
- The borough recently received an application to rezone the Shelly's property just north of the town center to allow townhomes. It was suggested that this entire area should be reviewed for its appropriateness for residential versus industrial. This will also be before the planning commission in the near future.

- The monthly report of Steve Barth was provided to the planning commission and it was stated that he would plan on attending a future meeting to provide an update.

Welcoming of new members Cheryleen Strothers and Heather Nunn to the planning commission. Also welcomed was Bob McTague the new Code Enforcement Administrator.

ADJOURNMENT

On a motion by Eileen Bradley, seconded by Steve Pizzollo the meeting adjourned at 7:35 PM.



Eileen Bradley- Vice Chair