

Minutes of Meeting
Perkasie Planning Commission
November 13, 2019

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:
Planning Commission

Carolyn McCreary
Barbara Faust
Scott Bomboy
Sally Carr
Heather Nunn
Steven Pizzollo
Kevin Morrow (Absent)
Dan O'Connell
Dave McCreesh

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
Tracy Tackett, Borough Planner
Douglas Rossino, Borough Engineer
Brendan M. Callahan, Borough Solicitor

Carolyn McCreary 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.

Public Forum

None

APPROVAL OF MINUTES:

Upon a motion by Steve Pizzollo, seconded by Dave McCreesh, the Planning Commission meeting minutes of the September 25, 2019 and October 23, 2019 were unanimously approved.

NEW BUSINESS

8th Street Conceptual Development Plan (Former Shelly's Lumber Yard)

Joe Price and Peter Stampfl were present for reAlliance Land Development.

Peter gave a presentation on what the project would look like; the warehouse would be a residential conversion with 26 apartments, some being studios and some having 2 bedrooms. Rentals for the apartments would be priced (1) one bedroom apartment \$1,100.00 and (2) two bedrooms \$1,250.00 similar to what they are priced at the American House. The town homes would be (2) two buildings of 14 townhouses with (3) three bedrooms and basements. No price has been set for these yet. Steve Pizzollo asked if they would have a HOA and was told that yes the townhouses would have one. Barb Faust then brought up the question of parking. Peter explained that there will be 27 parking spots on Eighth Street in front of the townhomes for vehicles with a driveway at each home that two (2) cars can

be parked in plus 20 spots in back of the townhomes for additional parking. Joe Price said the reAlliance might sell the townhomes to another builder. Barb then asked about how close the building will be to the train tracks and she voiced her concern about it being so close and that a freight train comes though on those tracks. Carolyn said that there are townhomes in Colmar that are close and they all sold she doesn't think that should be an issue. Tracy Tackett went over her memo and asked Joe and Peter several questions such as adding porches and unique enter ways, maybe turning the units to face Market Street. She also suggested keep Arch Street as a pedestrian connection. She then asked if the ware house was worth saving, due to the fact that it does not appear to be included in the recent inventory of historic structures. Carolyn urged Joe and Peter to use Tracy's services to help with their project.

Sellersville Comprehensive Plan

Sellersville Borough is in the process of updating their comprehensive plan. The Perkasio Borough Planning Commission had no formal comment about Sellersville Boroughs plan.

OLD BUSINESS:

Adjournment

On a motion by Pizzollo, Seconded by Bomboy, the meeting was adjourned at 7:30PM.



Scott Bomboy - Secretary