

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
January 28, 2019

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Dennis Hurchalla
Andrew Rumbold (Absent)
David Weaver
John Yannaccone
John Wilcox (Absent)
Colby Grimm

Zoning Hearing Board Solicitor:

The Zoning Hearing Board public hearing was convened @ 7:30pm

Re-Organization

Upon motion by David Weaver, which was seconded by John Yannaccone, the Zoning Hearing Board unanimously agreed to continue with the same slate of Officers as 2018 for 2019.

Upon motion by Dave Brandt, which was seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to appoint Colby Grimm of Grim, Biehn and Thatcher as the Zoning Hearing Board Solicitor for 2019.

Meeting Minutes:

Upon motion by John Yannaccone, seconded by David Weaver, the Zoning Hearing Board unanimously agreed to approve meeting minutes from November 26, 2018.

New Business

File No. 2019-1, TH Properties, Appellant. Applicant requests variances to construct 23 Town Houses. The Applicant is requesting a variance to ZO §186-18B: Performance Standard Subdivision, Developer may choose to develop a variety of housing types. Only townhouses are proposed. The Applicant is requesting a variance to ZO § 186-45: Future right-of- way widths, § 186-45D To allow a private road, which is classified as a secondary street, to have a 40 foot right-of- way in place of the required 50 foot right- of- way. The Applicant is also requesting a variance to ZO § 186-70 Design standards for parking § 186-70. A. Parking lot dimensions shall be no less than those listed in the following table For 90° Parking; stall width: 10' stall depth: 20'. The applicant is requesting a reduction in the width of a parking stall from 10' to 9'. The

property is located at the northeast corner of the intersection of S. Ridge Rd and W. Park Ave., Perkasio Borough. Tax parcel 33-002-006 & 33-002-007.

Presented were all exhibits, the application and notices concerning this file.

John Kennedy of Kennedy & Associates, Dean Rittenhouse of TH Properties and Nathan Fox of Offit Kurman Attorneys At Law represented the Applicant.

The following people requested Party Status:

Ron Herd, Owner of Daria Metals, 1507 Park Ave. Perkasio
Bethani Wright, 107 S. Ridge Rd. Perkasio
Sean Sage, 101 S. Ridge Rd. Perkasio
Steve Pizzollo, 463 Dorchester Lane Perkasio

Upon motion by John Yannaccone, seconded by Dennis Hurchalla, the Zoning Hearing Board granted the applicants' request for the three variances subject to the following conditions:

1. Applicant shall install one additional off street parking space per unit;
2. Street parking shall be prohibited which shall be noted on the Plan and disclosed by Seller to all buyers at Settlement of the units;
3. Applicant shall construct a paved emergency access to the property as shown on the Plan presented; and
4. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property and as shown on Exhibit A-1.

Adjournment

There being no further business before the Zoning Hearing Board, the meeting was adjourned @ 9:05 P.M

Dennis Hurchalla, Secretary