

Minutes of Meeting
Perkasie Planning Commission
February 24, 2021

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Heather Nunn
Steven Pizzollo
Maureen Knouse
Dan O'Connell
Mairi Schuler

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
Judy Stern Goldstein, Borough Planner (Absent)
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, and seconded, the Planning Commission meeting minutes of the February 24, 2021 were unanimously approved.

RE-ORGANIZATION

- A. Chairperson - Carolyn McCreary
- B. Vice Chairperson – Barbara Faust
- C. Secretary – Kevin Morrow

NEW BUSINESS

I. WP Perkasie, LLC – Sketch Plan

A. Background Information Summary

Application Title: WP Perkasie, LLC
Plan Stage: Sketch Plan
Applicant: WP Perkasie, LLC c/o Bill Rountree
Plan Date: February 1, 2021
Revision Date: n/a
Location: North 5th Street and Blooming Glen Road
Total Site Area: 2.307 Acres – Gross

Zoning District: C-1 Zoning District

The subject property is located on the southwest corner of North Fifth Street (SR 4039) and West Blooming Glen Drive in Perkasio Borough, Bucks County, PA. The property consists of two (2) tax map parcels within Perkasio Borough: 33-016-010 and 33-016-022. The property contains a total of 2.255 acres (net). The Applicant and Equitable Owner of Record for both parcels is WP Perkasio, LLC.

The project consists of the construction of a retail building (AutoZone) and two (2) attached retail buildings with associated parking, driveways and walkways. The site will have access to Shadywood Drive and W. Blooming Glen Drive. The site is zoned Business Professional (C-1) Zoning District and the intended use is "Planned Commercial Development" (E15), which is a use permitted by right in the C-1 Zoning District. According to FEMA map 42017C0144J, dated March 16, 2015, the site is located in Zone "X", which is outside the 0.2% annual chance floodplain.

The site currently consists of vacant land consisting of an unregulated drainage swale, man-made slopes, lawn, and individual trees. Following the removal of the individual trees and consolidation of the two (2) parcels, improvements include a retail building (AutoZone) and two

(2) attached retail buildings with associated parking, driveways and walkways. Stormwater management BMPs will be proposed to handle the increase in runoff produced by the proposed improvements. There is an existing drainage swale located on site that will be conveyed beneath the proposed improvements via a culvert that ultimately connects to an existing system within N. Fifth Street (SR 4039). The site will be served by public water and sewer provided by the Perkasio Regional Authority (PRA).

B. Sketch Plan Discussion

The applicant's engineer, Damon Kline, provided a brief overview of the project.

Mr. Rossino went over some of the pertinent items of his Zoning Compliance Determination letter dated February 18, 2021.

The applicant will be required to verify that the planned commercial development will be managed by one entity and the buildings will not be sold separately. This was confirmed by the representative from Auto Zone, Mr. Hurter.

Mr. Rossino indicated the applicant will be required to demonstrate compliance with the requirements of the zoning ordinance if the Auto Zone will be providing vehicle repair services. Mr. Hurter explained there would be no garage and/or vehicle repair services, and that Auto Zone is strictly retail sales.

Mr. Rossino noted that the tenants for buildings 1 and 2 must consist of a retail use permitted as per the zoning ordinance and the planned commercial development. Mr. Hurter explained that there are no tenants currently planned for these buildings but they will comply with the requirements of the ordinance.

Mr. Rossino noted that sidewalk and/or pedestrian connections should be provided to meet the intent of a planned commercial development and to provide a connection to the Borough.

Mr. Rossino pointed out that to determine the lot area the ultimate right-of-way must be subtracted which would bring the total lot area of the site below the required minimum lot area. The applicant's representative, Ms. Shulski, indicated that they are in contact with the Borough's solicitor to resolve this issue.

Mr. Rossino informed the applicant that the tree cover along the water channel may

classify as woodlands and would therefore require protection.

Mr. Rossino indicated that an additional four parking spaces would be required to comply with the ordinance. However, the applicant has the option to request a reduction of nonresidential parking requirements if it can be demonstrated that the hours/days of peak parking needed for the uses do not conflict and the number of spaces will adequately meet parking needs. Ms. Shulski indicated a traffic study would be prepared.

Mr. Rossino noted that the proposed parking area along Shadywood Road is less than 12 feet from the street. This will need to be adjusted or a variance would be required.

Mr. Rossino also noted that the applicant will need to provide an off-street loading space for the Auto Zone.

Ms. McCreary asked if the applicant had prepared an architectural layout plan to see what the architectural design of the buildings would look like. The applicant indicated architectural plans had not been prepared yet but would be provided. Ms. McCreary also asked why Auto Zone chose this particular site. Mr. Hurter explained the decision was made for several reasons including traffic counts and a gap in service area.

Ms. Schuler asked if the applicant has given any thought to signage and pointed out that the site is a gateway into the Borough and would be an appropriate place for aesthetically pleasing gateway signage.

Ms. Yoder noted there was concern regarding vehicular circulation and safety on the site due to the dead-end parking areas. Mr. Kline indicated that this issue will be examined.

Mr. O'Connell recommended ADA parking spaces be provided on both sides of buildings 1 and 2 for better accessibility into the buildings.

Ms. Nunn reiterated the need for safe pedestrian access to existing sidewalks.

Ms. Faust noted they are existing auto parts retailers in the Borough which would be in competition with the proposed Auto Zone. Ms. McCreary pointed out that the proposed use is permitted by-right.

C. No recommendation was required. No formal action was taken.

III. **New Planning Commission Members**

Ms. McCreary introduced two new Planning Commission members – Sherry Thompson and Mairi Schuler.

OLD BUSINESS:

None

Adjournment

On a motion by Barbara Faust, Seconded by Maureen Knouse, the meeting was adjourned at 7:35PM.


Kevin Morrow - Secretary