

Minutes of Meeting
Perkasie Planning Commission
March 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. (Absent)
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.

NEW BUSINESS

I. Fence Regulations

A. Discussion

The Planning Commission reviewed and discussed the memo prepared by Gilmore & Associates, Inc. dated November 9, 2020 which recommended revisions to the Zoning Ordinance to include specific regulations for fences. The Planning Commission was satisfied with the recommended regulations.

B. Recommendation

The Planning Commission recommended the memo be presented to Borough Council.

II. Nyce Lot Line Change

A. Background Information Summary

Application Title: Nyce Lot Line Adjustment
Plan Stage: Lot Line Change/Minor Subdivision
Applicant: Gregory and Malisa Ann Nyce
Plan Date: December 11, 2020
Revision Date: February 25, 2021
Location: 1017 N. Ridge Road
Total Site Area: 5.06 Acres – Gross
Zoning District: R-1A Zoning District

The subject properties, located at 1017 North Ridge Road in Perkasio Borough, Bucks County, PA, consist of tax map parcels 33-007-008 & 33-007-009 and contain a combined total area of 5.0584 acres (gross). The site includes an existing dwelling with patio and deck, detached garage and shed, and an abandoned quarry pond. The properties are located at the corner of North Ridge Road (S.R. 0563) and West Blooming Glen Drive and share a connecting driveway that has access to both roads. The existing dwelling and garage are primarily located on Parcel 33-007-009 (0.4086 ac.) which is essentially land locked within parcel 33-007-008 (4.6498 ac.). Parcel 33-007-009 is bordered to the southeast by an unimproved 12-foot-wide paper alley. The Applicant and Owner of Record for both properties are Gregory A. and Malisa Ann Nyce. The existing dwelling is served by public water and sewer. The Applicant proposes a lot line adjustment of these parcels by subdividing Parcel 33-007-008 to create a new 1.1696 acre building lot with access to West Blooming Glen Drive and then consolidating the remainder of the parcel with Parcel 33-007-009 to create a second 3.0689-acre lot for the existing dwelling, garage and shed with access to North Ridge Road. The site is zoned Single Family Residential (R-1A) Zoning District and the intended uses are "Single-Family Detached Dwelling" (B1), which is a use permitted by right in the R-1A Zoning District. According to FEMA map 42017C0143J, dated March 16, 2015, the site is located in Zone "X", which is outside the 0.2% annual chance floodplain. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, the 0.73- acre existing quarry is considered a freshwater pond. The new building lot will be served by public water and sewer provided by the Perkasio Regional Authority (PRA). The sites are located within the East Branch Perkiomen Creek Watershed.

Discussion

- Mr. Rossino indicated that he was okay with all the requested waivers.
- The applicant received a variance from the Zoning Hearing Board on April 22, 2021 from ZO Section 186-20.A(2) to permit an accessory building height of 18.5 feet in lieu of the permitted 15 feet.
- It was pointed out that one pine and two dogwoods are required to demonstrate compliance with buffer requirements. A separate plan is not required.
- The applicant indicated that infiltration testing was completed and all stormwater management comments are will comply.
- Mr. Yocum of 1104 N. 7th Street stated his stormwater and noise concerns.
- The. Dosserts of 100 N. 7th Street stated their stormwater concerns.

B. Recommendation

The Planning Commission made a recommendation to approve the requested waivers.
Approved 6- 0.

The Planning Commission made a recommendation to approve the Minor Subdivision
Plans. Approved 6-0.

OLD BUSINESS:

None

Adjournment

On a motion by Barbara Faust, Seconded by Maureen Knouse, the meeting was adjourned.


Kevin Morrow - Secretary