

Minutes of Meeting  
Perkasie Planning Commission  
September 28, 2022

620 W. Chestnut Street  
Perkasie, PA 18944

Attendance:  
Planning Commission

Barbara Faust  
Heather Nunn  
Dale Schlegel  
Maureen Knouse  
Dan O'Connell  
Mairi Schuler  
Dave Weaver  
Mary McKay

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.  
Judy Stern Goldstein, Borough Planner  
Douglas Rossino, Borough Engineer (Absent)  
Brendan M. Callahan, Borough Solicitor

Barbara Faust 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 Mairi Schuler, and seconded by Dave Weaver, the Planning Commission meeting minutes of the August 24, 2022 were unanimously approved.

**OLD BUSINESS:**

**None**

**NEW BUSINESS**

A. 306 North 5th Street Redevelopment

Project representatives: Rob Loughery, Nate Fox and Kristin Holmes

Mr. Loughery provided the Planning Commission an overview of the proposed project which includes the redevelopment of the existing buildings located on the site as well as the reconfiguration of the parking areas. The project team presented a waiver request letter dated July 21, 2022, revised September 27, 2022. The letter requested waivers from the following ordinance sections:

- Section 164-8.B – waiver from full Borough Land Development process
- Section 164-20.B – waiver from providing additional street width
- Section 164-25.A (1)a – waiver to allow 13 continuous parking spaces in one row
- Section 164-25.A (1)b – waiver from planting two trees in each parking island
- Section 164-25.A (1)f – waiver to allow parking facilities and drives within 0 feet of the office building
- Section 164-31.F – waiver to permit grading within 5 feet of the legal right-of-way
- Sections 164-68.C (2) and 70.C(2) – waiver from providing all property owner and tax map information for parcels within 400 feet
- Section 164-70.A(5) – waiver to permit 24x36 inch plan sets

- Section 1664-20.A – waiver from dedicating the ultimate rights-of-way for Fifth Street, Callowhill Street and the alleys
- Section 164-25.A – waiver from providing raised planting islands within the parking areas

The applicant indicated that all items outlined in the review letters are will comply and parking requirements will be in compliance with the new off-street parking ordinance. The Planning Commission recommended approval of the waivers as requested in the letter from Holmes Cunningham dated July 21, 2022, revised September 27, 2022 and plan approval subject to:

1. the applicant providing the necessary documentation for the Borough to vacate a portion of the alley; and
2. the applicant providing the minimum required parking as per the new off-street parking ordinance, if approved, or will seek parking relief from the Zoning Hearing Board.

#### B. Proposed Well Ordinances

The Planning Commission was presented with two versions of a well ordinance restriction. One version extends the restriction on the construction of new potable water wells throughout the entire Borough. The second version extends the restriction on the construction of new potable water wells to additional, specific areas of the Borough. There was some discussion on the two versions of the ordinance. Mr. Weaver recused himself from the discussion and subsequent recommendation due to a conflict of interest.

On a motion was made by Dan O’Connell and seconded by Heather Nunn to forward both versions of the well ordinance restriction to Borough Council for discussion. The motion failed.

A second motion was made by Mairi Schuler and seconded by Dale Schlegel to recommend approval of the well ordinance restriction for the entire Borough and to not recommend approval of the ordinance restriction to additional, specific areas of the Borough. The motion passed

#### **OTHER BUSINESS**

None

#### **Adjournment**

On a motion by Mairi Schuler, Seconded by Maureen Knouse, the meeting was adjourned at 8:00 PM.



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Mairi Schuler - Secretary