

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
February 15, 2022

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Dennis Hurchalla
David Weaver
John Yannacone
John Wilcox
Tim Rimmer (Absent)
ZHB Solicitor: Colby Grim
Doug Rossino: Borough Engineer

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

Meeting Minutes:

Upon motion by Dave Weaver, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from October 25, 2021.

Re-Organization

Upon motion by John Yannacone, seconded by Dave Weaver, the Zoning Hearing Board unanimously appointed Dave Barndt Chairman.

Upon motion by Dennis Hurchalla, seconded by Dave Weaver, the Zoning Hearing Board unanimously appointed John Yannacone Vice Chairman.

Upon motion by John Wilcox seconded by John Yannacone, the Zoning Hearing Board unanimously appointed Dennis Hurchalla Secretary.

Upon motion by John Yannacone, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously appointed Colby Grim Solicitor.

New Business

File 2021-8 The Appellant, Jeffrey Tulone, is the Public Works Director for the Borough of Perkasio who is the Owner of Legal Title of Tax Parcel No. 33-005-037 located at 311 S. 9th Street near the intersection of S. 9th Street and Pine Street in Perkasio Borough, PA. TMP #33-005-037 contains the Borough's Recycling Center and Public Works Yard. The subject facility has a classified use of a "Recycling Facility" (G7), which is a use permitted by right in the I-2 Zoning District. The Appellant is proposing safety and usability enhancements to the existing Recycling Center, including relocation of residential recycling dropoff to rear of Public Works Yard, installation of Recycling Shed with baler, and new pavement, pavement markings and signage. The subject property is located within the Light Industrial (I-2) Zoning District and the surrounding properties within 100 feet are located within the Light Industrial (I-2) Zoning District. The parcel currently contains a use permitted by right, which is the intended use to remain. The lot size is approximately 1.943 acres. According to FEMA map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain. In order to accomplish the items noted above, the Appellant is requesting two (2) variances from the Borough's Zoning Ordinance. The variances are to reduce the rear yard setback for the Recycling Shed from 50 feet to 15 feet to match the rear yard setback for a principle structure in the I-2 District, and to increase the maximum accessory building height for the Recycling Shed from 15 feet to 35 feet, which is less than the principal building height.

Request Zoning Relief: The Appellant is seeking variances from the following sections of the Zoning Ordinance: §186-18.G.(7)(b)[3] and §186-20.I.(3).

Party Status – None

Present were all exhibits, the application and notices concerning the file.

Doug Rossino explained to the Board that the new recycling shed would be similar to the salt shed. The residents would drop their paper and cardboard in the shed, once there the public works employees would then bale it and then place the bales in the cardboard trailer. By baling the paper and cardboard and then placing it in the trailer it will this will ensure that the trailer is full when it's picked up. Also the dumpsters for the other recycling, glass, plastic, steel and aluminum would be moved to the side of the shed freeing up space by the buildings and making the flow of traffic better at the recycling center.

Perkasio Borough Zoning Hearing Board hereby grants Applicant's request for two (2) variances from the Borough's Zoning Ordinance subject to the following conditions:

1. Applicant shall have all necessary inspections by the Borough for the construction of the recycling shed.
2. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the uses and construction of the Property.

On a motion made by Dennis Hurchalla and seconded by Dave Weaver, the Zoning Hearing Board granted the applicants' request for the variance from the following sections of the Zoning Ordinance: §186-18.G.(7)(b)[3] and §186-20.I.(3)

File 2022-1: The Appellant, PACAZ Realty, LLC, is the Owner of Legal Title of Tax Parcel No. 33-009-001 located at 545 Constitution Avenue near the intersection of Constitution Avenue (S.R.0152) and Arbor Boulevard in Perkasio Borough, PA. The Appellant is proposing to construct a 6,979 SF, 8-bay tire service facility at the former Uninvest Bank pad site located within the Perkasio Square Shopping Center, which is a "Planned Commercial Development" (E15) use permitted by right in the I-2 Zoning District. The subject property is located within the Light Industrial (I-2) Zoning District and the surrounding properties within 100 feet are located within the Single-Family Residential (R1A), Single-Family Residential (R-1B), and Multi-Family Residential (R-3) Zoning Districts. The parcel also borders Sellersville Borough. The parcel currently contains a use permitted by right, which will continue. The tire service facility use is "Motor Vehicle Accessories Sales" (E11), which is a use permitted by right in the Planned Commercial Development. According to FEMA map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain. In order to accomplish the item noted above, the Appellant is requesting three (3) variances from the Borough's Zoning Ordinance. The variances are to allow entry to the structure by vehicles for the purpose of installing parts be taken in by locations other than the rear of the building, to permit lighting levels to exceed 5 footcandles at building entrances and 3 footcandles elsewhere on the lot, and to permit a reduction in the required parking space requirement of 5½ spaces for each 1,000 square feet of gross leasable floor area. The Applicant has provided a Parking Generation Analysis as prepared by Traffic Planning and Design, Inc., dated December 28, 2021. The Borough's Transportation Engineer reviewed the analysis and prepared a memorandum dated January 18, 2022, which has been included in the Zoning Hearing Board packet.

Zoning Relief: The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-18.E.(11)(b), §186-52.E. and §186-61.C.(5)(o).

Julie Von Spreckelsen, Esquire from Eastburn and Gray, John Alejnikov, P.E. from Bohler Engineering and Peter Spisszak, AICP, from Traffic Planning and Design, Inc. where present to represent the Appellant PACAZ Realty LLC.

The Appellant is proposing to tear down the former Uninvest Bank building and build a Mavis Tire Center. The new building would have the entrances on the side of the building facing away from Constitution Ave. There would also be additional lighting to meet safety requirements and landscaping will be added. The basin and empty lot next to the site will not be touched. There are two easements on the property, one for electric and one for sewer. There will be no outside storage on the site and no "heavy" bodywork to be done at the facility. Julie Shih of Mavis stated that there will be no underground storage tanks for new or used oil and the used oil will be picked up once a week. Parking for the new building will 26 parking spaces, right now there are 37

parking spaces. If need be the appellant has agreed to pave the extra 82 spaces that are available to the rear of the shopping center.

Public Comment

Todd Wesolowski from 475 E. Ridge Ave. Sellersville was concerned that the new business would create noise during business hours when they work with the doors open. He also feels that the bank was environmentally better for the community.

John Mains from 475 E Park Ave. Sellersville was concerned about water run-off, flooding and oil spillage. He also feels that sidewalks should be put in so it will be safer for people walking to and from the shopping center.

Party Status

None

On a motion made by John Yannacone and seconded by Dave Weaver, the Zoning Hearing Board granted the applicants' request for the variance from the following sections of the Zoning Ordinance: §186-18.E.(11)(b), §186-52.E. and §186-61.C.(5)(o).

Other Business

None

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 9:45 P.M


Dennis Hurchalla, Secretary