

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
February 27, 2023

620 W. Chestnut Street  
Perkasie, PA 18944

**Attendance:**

Zoning Hearing Board Members:

Laura Auger  
Dave Barndt  
Sue Bower  
John Knouse  
John Wilcox  
John Yannacone  
ZHB Solicitor: Colby Grim

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

**Meeting Minutes:**

Upon a motion by John Wilcox, seconded by Laura Auger, the Zoning Hearing Board unanimously approved the meeting minutes from January 23, 2023 meeting.

**Old Business:**

**File No. ZHB # 2022-13**

Appellant: 4<sup>th</sup> Soil Perkasie LLC  
Property Location: 501 W. Market St  
Tax Parcel Number: 33-005-536

**Background:** The Appellant, 4<sup>th</sup> Soil Perkasie, LLC, is the Owner of Equitable Title of Tax Parcel No. 33-005-536 known as the former First United Methodist Church of Perkasie located at 501 W. Market Street on the northern corner of the intersection of W. Market Street and N. 5<sup>th</sup> Street in Perkasie Borough, PA. The Appellant proposes to convert the existing vacant church into a fine arts academy/community center on the basement and 1<sup>st</sup> Floors and a two (2) and three (3) bedroom residential apartment on the 2<sup>nd</sup> Floor. All renovations are proposed to be interior.

**Request Zoning Relief:** The Appellant is seeking a Special Exception, Use Variance and variances from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1]&[2], §186-18.C.(13), §186-20.C.(1), §186-20.C.(1)(c), §186-20.J.(4)(a)&(c), §186-61.C.(2)(f), and §186-61.C.(3)(b),(k)&(n).

**Party Status:**

None

The case was opened at the October 24, 2022 meeting and, upon request by the Applicant, the case was continued to the November 28<sup>th</sup> meeting. At the November 28<sup>th</sup> meeting, the Applicant requested that the case be continued to the meeting on December 27, 2022. At the request of the Borough, the December 27, 2022, Case # 2022-13 was continued to the January 23, 2023 meeting. At the January 23<sup>rd</sup> meeting, the Applicant requested that the case be continued to the February 27, 2023 meeting. The Applicant is once more requesting that the case now be continued to the March 27, 2023 meeting.

The ZHB Solicitor recommended that the Board grant the continuance, with the understanding that this will be the last one. If the Applicant is not ready by the March meeting, he will recommend that they withdraw their application and re-file when they are fully ready.

Upon a motion by John Yannacone, seconded by John Wilcox, the Zoning Hearing Board unanimously agreed to continue the case to the March 27, 2023 meeting.

**Other Business:**

Nothing at this time.

There being no further business to be brought before the Zoning Hearing Board, the meeting was adjourned at 7:35 pm.



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Tim Rimmer, Secretary