

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
May 22, 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
Tim Rimmer (Absent)
ZHB Solicitor: Colby Grim
Doug Rossino: Borough Engineer

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

Meeting Minutes:

Upon a motion by John Wilcox, seconded by Sue Bower, the Zoning Hearing Board unanimously approved the meeting minutes from March 27, 2023 meeting.

Old Business:

None

New Business:

Background: The Appellant, McDonald's USA, LLC, is a lease holder with the permission of the Legal Owner (Pacaz Realty, LLC) of Tax Parcel No. 33-009-001 located at 503 Constitution Avenue near the intersection of Constitution Avenue (S.R.0152) and Arbor Boulevard in Perkasie Borough, PA. The Appellant is requesting removal of four (4) existing parking stalls with an upgrade to a side-by-side drive-through configuration at the existing McDonald's located within the Perkasie Square Shopping Center, which is a "Planned Commercial Development" (E15) use permitted by right in the I-2 Zoning District.

In order to accomplish the items noted above, the Appellant is requesting four (4) variances from and an interpretation of the Borough's Zoning Ordinance. The variances are to permit a 10-foot-wide drive-through lane and stacking area in lieu of the required 12-foot width, to permit a turning radius of a drive-through of 10 feet in lieu of the required 18 feet, and to permit a stacking lane to cross a pedestrian accessway. The interpretation of law is to determine if the required stacking space can be split between two (2) boards or if each board has to provide the required stacking space.

Request Zoning Relief: The Appellant is seeking variances from the following sections of the Zoning

Ordinance: §186-18.H.(3)(a) and §186-18.H.(3)(b).

Party Status:

None

Attorney Christopher McLean from the firm of Fitzpatrick, Lentz and Bubba and Engineer Adam Citrullo P.E. from Bohler Engineering spoke on behave of Mr. Birney owner of McDonalds. Mr. Birney would like to a have a side by side drive-through installed so that two cars can order at the same time. He is also proposing to install a third drive through window. Since the Pandemic 73% of their business has been conducted through the drive through.

On a motion made by John Yannacone, and seconded by Laura Auger, the Zoning Hearing Board granted the applicants' requests for the variances subject to the following conditions:

1. Applicant shall improve the Property in a manner consistent with the testimony and plans submitted with the Application
2. Applicant shall otherwise comply with all Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the property

Other Business:

Nothing at this time.

There being no further business to be brought before the Zoning Hearing Board, the meeting was adjourned at 8:30 pm.



Tim Rimmer, Secretary