Minutes of Meeting

Perkasie Borough Zoning Hearing Board

June 22, 2024

620 W. Chestnut Street

Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

Dave Brandt

Timothy Rimmer

John Yannaccone

Sue Bower

John Wilcox

Laura Auger

John Knouse

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

**Meeting Minutes:**

Upon motion by Tim Rimmer, seconded by John Knouse, the Zoning Hearing Board unanimously agreed to approve meeting minutes from May 28, 2024.

**New Business**

**Case File 2024-05**

The hearing was convened to discuss the property at 106 E Walnut., Perkasie Borough, PA, identified as Tax Parcel No. 33-010-003-001. The applicant proposes to establish a home occupation to operate a wood-fired kiln for their family-owned Studio Pottery (art studio) business and set up a roadside stand to sell their pottery. The owner now seeks two (2) Special Exceptions and two (2) variances from the following sections of the Zoning Ordinance: §186-18H(4), §186-18H(4)(e) and §186-18H(6).

**No Party Status was requested**

**Presentation:** Mathew Zimmerman and Elizabeth Zimmerman, property owner of 106 E Walnut presented the application. Mr. Zimmerman presented the daily operations of his Home Occupations, and the use of the existing roadside stand... The creating the pottery hours of operations would be roughly around 6-8 hours per day but would never be past 10 pm. He would then use a wood firing kiln that would be using the rear yard of his property. The wood fire kiln would only be used up to five times per year and would be running for up to 12+ hours. All supplies and production of the pottery will be completed in the basement of the primary dwelling. At this time there will be no employees however he may have an apprentice in the future. Mr. Zimmerman also testified that the construction of the kiln is made to eliminate excessive amount smoke into the area. Mr. Zimmerman testified that while the roadside stand has existed for few years, he is bringing into to compliance with the Zoning ordinance by requesting a special exception and a variance to sell his pottery that he will be manufacturing from his Home Occupation. The roadside stand is unattended during the day and locked up during the night. Mr. Zimmerman testified that his Home occupation and roadside stand would meet all other requirements of the Perkasie borough ordinance

**Public Comment:**

James Clemens /108 E Walnut St supports and was in favor on this application.

Bill Kerwon /485 Buccan Rd.: Stated that the Zimmerman business would be a great addition to Perkasie Borough.

Stephanie Bulce/ 2 S 8th st Perkasie. Stated the pottery business would be a great asset.

Robbin Schilling stated it is a great business for economic development.

**Motion:** John Yannaccone motioned to grant the two (2) Special Exceptions and two (2) variances from the following sections of the Zoning Ordinance: §186-18H(4), §186-18H(4)(e) and §186-18H(6).with the following conditions:

1. The applicant shall improve the property in a manner consistent with the testimony and plans submitted with the application.
2. The applicant shall comply with all Borough, County, and State codes, laws, regulations, and ordinances regarding the use and construction of the property.

John Knouse seconded the motion. The motion was unanimously approved.

**Case File 2024-06**

The hearing was convened to discuss the property located at 607 West Park Avenue in Perkasie Borough, PA. The Appellant’s plan is to establish a kennel business within the existing 9,246 square foot building. The Appellant requests a variance from the following section of the Zoning Ordinance: §186-18E(8)(b). The relief is from the regulation that requires all buildings housing animals, and all runs to be located at least 100 feet from all lot lines.

**Party Status Requests granted:**

**Rosiann and Patrick Macally / 601 W Park Ave.**

**Stephen Orzel / 344 S 6th St.**

**Jill Maurer / 516 W Park Ave**

**Sherly Lapp / 516 W Park Ave**

**Brenda Haslego / 602 W Park Ave**

**Robin Shilling / 507 S 9th ST**

**James and Michaela Smith / 317 S 7th St**

**Eric Detweiler / 608 W Park Ave.**

**John Speziale / 511 Park Ave.**

**Heater Krout / 610 W Park Ave.**

**Presentation:** Irina Yarinch, owner of D & O LLC with her attorney Martin Gerhart, presented the application. Ms. Yarinch, testified that the kennel use would be a complete indoor boarding and daycare facility that would also provide obedience training. The facility would hold up to approximately 60 dogs. Ms. Yarinch stated the hours of operations were undetermined at the time of meeting and if there would be an over night employee. Ms. Yarinch testified that she had an Engineer provide data regarding the sound and noise requirements. However, the documentation could not be verified and could not be used as evidence. Several residents expressed their concerns regarding the waste management process, Mr. Gerhart stated that his next witness would address those concerns.

It was requested by the applicant to continue the hearing to the July meeting. The board granted the request to have the meeting continued July 22, 2024 at 7:30pm

**Adjournment:** With no further business, the meeting was adjourned at 11:15 P.M.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Timothy Rimmer, Secretary