

Minutes of Meeting
Perkasie Planning Commission
April 25, 2018

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission Members

Angela Benner
Barbara Faust
Scott Bomboy
Kevin Roberts
Cheryleen Strothers
Eileen Bradley
Heather Nunn
Carolyn McCreary
Steven Pizzollo (ABSENT)

Borough of Perkasie:

Robert McTague Code Enforcement Admin.
Tracy Tackett, Borough Planner
Douglas Rossino, Borough Engineer
Michael J. Meginniss, Borough Solicitor

Eileen Bradley called the meeting to order at 7:04 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

APPROVAL OF MINUTES:

Upon a motion by Eileen Bradley, seconded by Scott Bomboy, the Planning Commission meeting minutes of the February 14, 2018 were unanimously approved.

NEW BUSINESS:

SHELLY'S REZONING REQUEST

Steve Barth provided an overview of discussions that have taken place with representatives of Shelly's and Borough Administration. Mr. Barth noted that Shelly's has an industrial tenant interested in the subject property, but they would prefer to have all three parcels rezoned to residential because it increases the value of the property.

Mark Davis provided an overview of the project and presented a concept plan. Mr. Davis indicated that the plan is just conceptual at this time and that the owner of Shelly's does not intend to be the developer of the property.

Meginniss states that Parcel #3 the southernmost parcel is the main concern.

Mr. Davis states that Tracy Tackett in her letter was concerned with the narrowness of the parcel. It was explained that the street is in very poor condition and would have to be reconstructed, so it was suggested that the street could be reconstructed to the north to allow Parcel 3 additional width to improve its development potential.

The Planning Commission indicated that Parcel 3 seemed to be more appropriate for a mixed use of uses rather than townhouses given the proximity to the rail line and buffer opportunities between the proposed townhouses and the rail line/Town Center.

Tracy Tackett asked the applicant if the plan was designed under the R-3 standards.

The applicant said that the plan was NOT designed with R-3 standards.

Tackett states what is your plan?

Mark Davis says my client is not a developer, we designed it in a way we thought it could be done and if it can't be done that the property will either sit vacant or we will have to go about some other map change.

McCreary suggested that the proposed rezoning should be accompanied with infill standards to require the development in this area to be consistent with existing residential in the area.

Brandt states that she likes Tracy's recommendation that parcel 1 and 2 R-3 but to allow Parcel 3 as something else

McCreary states make parcel 1 and 2 R-3 and parcel 3 Mixed Use

McCreary- anyone else? Are we prepared to make a recommendation tonight?

Meginniss states from a logistic stand point that if the Borough was inclined to rezone parcels 1 and 2 but not parcel 3

Mr. Davis my client would like to develop it all as one, but let me state my case to the council

Doug Russino so just to be clear so your request is to re zone 3 parcels but what would you do with town center location on the 3rd parcel

Mr. Davis the recommendation was to the borough to take away the town center on parcel 3.

Barbara Faust states would you consider anything other than Townhouses?

Mr. Davis my client would like to build townhouses

While the concept of residential use was supported by all planning commission members for Lots 1 & 2, it was agreed that the Borough should have some assurance that the development would be in keeping with the character of the neighborhood, and the R-3 standards as they currently exist do not provide that. The Planning Commission like the idea of a mixed-use building on Parcel 3.

On a Motion by Scott Bomboy, Seconded by Eileen Bradley the Perkasio Planning Commission unanimously recommends approval of the rezoning of Parcel 1 and Parcel 2 from I-2 to R-3 Residential conditioned upon the following:

1. The application is amended to include text amendments to the R-3 zoning district to require proposed residential development to be consistent with the existing residential neighborhood.
2. Amend the I-2 Light Industrial Zoning District to allow Mixed -Use (E-9) and Flex Development to allow a mix of uses on Parcel 3 to serve as a transition from residential to the Town Center.

Old Business

None.

Other Business

Steve Barth provided an overview of the work he has done in the Borough to help with revitalization. It was noted that property values have increased significantly within the Borough over the past couple years, which results in increased tax revenues. Concern was expressed by a Planning Commission member regarding the affordability of homeownership by residents with lower incomes.

Tracy Tackett provided an overview of the industrial analysis prepared, which provides a summary of changes in industrial land within the Borough. It was noted that while the Borough has seen an overall reduction of approximately 12 acres of industrial land, the capacity of the area near the airport doubled, resulting in an overall capacity similar to pre-Perkasie Woods. It was further discussed that approximately 9 acres along Ridge Road near the airport may make sense for additional industrial.

Adjournment

On a motion by Angela Benner, Seconded by Scott Bomboy the meeting was adjourned at 9:05

Eileen Bradley- Vice Chair