

Minutes of Meeting  
Perkasie Planning Commission  
March 27, 2019

620 W. Chestnut Street  
Perkasie, PA 18944

Attendance:  
Planning Commission

Carolyn McCreary  
Barbara Faust  
Scott Bomboy  
Sally Carr  
Heather Nunn  
Steven Pizzollo  
Kevin Morrow

Borough of Perkasie:

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

Carolyn McCreary called the meeting to order at 7:10 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

**Public Forum**

None

**RE-ORGANIZATION:**

Carolyn opened the floor for nominations. Steve Pizzollo nominated Carolyn McCreary as Planning Commission Chair, Scott Bomboy seconded.

Steve Pizzollo nominated Barbara Faust for Planning Commission Vice Chair, Carolyn McCreary seconded.

Steve Pizzollo nominated Scott Bomboy as Planning Commission Secretary, Barbara Faust seconded.

**APPROVAL OF MINUTES:**

Upon a motion by Steve Pizzollo, seconded by Scott Bomboy, the Planning Commission meeting minutes of the July 11, 2018 were unanimously approved.

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

2018 Annual report: Tracy explained that the report was a summary of last year's activities and asked if anyone had any questions. No one had questions. Tracy Tackett then made the suggestion to pass the report on to Council; Steve Pizzollo made the motion seconded by Scott Bomboy.

### **Spruce Street Townhouses**

Representatives for the Spruce Street Townhouses Michael Kracht of Weber, Kracht and Chellew, attorney for the project introduced the Project Developer Ed Moser, of the Moser Group, and Ben Barlyn of John Kennedy Engineers. Michael Kracht then gave an explanation of what the groups plan for the site is and stated that the Townhouses are the first step in the Delbar project and asked for Preliminary and Final Approval for the site. The Planning Commission recommended to the Borough Council approval of the Preliminary/Final Land Development Plan, subject to compliance with comments and recommendations of the Gilmore & Associates, Inc. and Tackett Planning, Inc. review letters. The Planning Commission did not object to the lighting as proposed by the Applicant and will work with the Borough in investigating the existing piping that is on the property during construction and together will make any repairs that are needed. The Planning Commission recommends the approval of the waivers that were requested. Upon a motion made by Steve Pizzollo and seconded by Scott Bomboy the motion was passed.

### **Other Business**

#### **Proposed Manufacturing, Quarry and Asphalt Operations Definitions.**

The Planning Commission is supportive of the proposed amendments to the ordinance, but recommended that the solicitor and engineer provide recommendations relating to potential conditions for heavy manufacturing before any recommendations are made to the ordinance.

#### **Developing Regulations for Short –term Rentals (AKA AirBnB)**

Topic is being postponed until the legal case before the Pennsylvania Supreme Court is decided.

#### **Proposed Building Height Amendment**

The Planning Commission recommended that the building height for all residential buildings be increased to 35 feet. It originally was 30 feet. Town Center Overlay and other non-residential districts

will not have a height increase. Upon a motion made by Steve Pizzollo and seconded by Heather Nunn the motion was passed.

**Adjournment**

On a motion by Steve Pizzollo, Seconded by Heather Nunn the meeting was adjourned at 9:15PM.

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Scott Bomboy - Secretary