

Minutes of Meeting  
Perkasie Planning Commission  
May 8, 2019

620 W. Chestnut Street  
Perkasie, PA 18944

Attendance:  
Planning Commission

Carolyn McCreary  
Barbara Faust  
Scott Bomboy  
Kevin Morrow  
Dan O'Connell  
Dave McCreesh

Borough of Perkasie:

Megan Prusienski, Parks & Recreation Director  
Tracy Tackett, Borough Planner  
Erik Garton, Borough Engineer  
Michael J. Meginniss, Borough Solicitor

Carolyn McCreary called the meeting to order at 7:05 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

**Public Forum**

None

**INTRO:**

Carolyn welcomed two new members: Dan O'Connell - Has been a resident of the Borough for approximately 31 years, was previously on the Planning Commission in the 90s and currently works as an engineer.

Dave McCreesh – Has been a resident of the Borough for approximately 19 years, is retired from law enforcement and would like to get back to Public Service.

**APPROVAL OF MINUTES:**

Upon a motion by Barbara Faust, seconded by Kevin Morrow, the Planning Commission meeting minutes of the March 27<sup>th</sup>, 2019 were unanimously approved.

## OLD BUSINESS:

Proposed Manufacturing, Quarry & Asphalt Operations Definitions. Commission recommended the proposed draft as presented in the April 16<sup>th</sup>, 2019 memorandum by Tackett Planning, Inc, subject to the following amendments:

- Amend Heavy Manufacturing (G14) to include the following conditions for future heavy industrial development:
  - *Such uses shall be subject to the following conditions, in addition to any conditions established by the conditional use approval:*
    - *The use must maintain a setback of 100 feet from any property zoned residential.*
    - *A Buffer area shall be established in accordance with the conditions imposed upon the granting of conditional use approval which is sufficient to adequately screen the lawful permitted use from other uses in the vicinity.*
- Amend Proposed Extractive Operations (G15), subsection 3 to eliminate the barbed wire requirement, unless State standards require such barriers. The PC recommended staff review the fencing standards to confirm there is no conflict require a variance. **NOTE:** The fencing requirements of Zoning Sections 186-32 and 186-37 limit fence height to seven (7) feet in the front and side yards.
- Motion for light and heavy manufacturing, establish a parking requirement of 1.5 parking spaces per employee on the largest shift was made by Scott Bomboy, seconded by Barbara Faust, and unanimously approved by the PC.

## NEW BUSINESS:

### Urban Farming and Ag

A memorandum was sent on April 16<sup>th</sup>, 2019 from Tackett Planning, Inc to the PC about research that was done on other municipalities' rules and regulations regarding Urban Farming.

- It was questioned whether commercial breeding (definition proposed) is a permitted use anywhere in the Borough, and if not, whether it should be. Staff will look into this.
- Chickens, the PC requested additional industry-based information regarding min/max and min area needed per chicken to be sure the standards are appropriate. Max of six was suggested as they usually can lay one egg per day, but minimum of 3 as it is suggested they can become lonely. Regulations must have "forbid roosters and onsite slaughtering"
- Housing chickens was discussed, regulating coops to be no more than 8', making sure height does not interfere with anything
- PC agreed that the existing large animal standards are reasonable and should remain as is.
- Regarding bees, there was general support with notifying surrounding property owners and a permit requirement. PC should review Hatfield Borough's recently adopted standards for bee keeping. Does not require a lot of area, just a line for "fly zone"

- Suggestions for researching the health department regulations to reference their guidelines – county may refer to this as “poultry farming”
- Discussion then about having a stand out front to sell items – should not impede traffic or be on the sidewalk
- Many things to be considered, neighbor signatures, maintain provisions such as noise and odor, reasonable use of space.

#### Short Term Lodging – Air BNB

- The solicitor provided an overview or the recent court decisions relations to short term lodging, which relates to the entire renting of a single-family dwelling (that is not the primary dwelling of the owner) for short-term lodging purposes. It was noted by a member of PC that there is a model ordinance available on the website of the short-term rental company that should be considered. Staff will develop draft language for discussion at the next meeting.
- There is a difference between living in a home and renting it out versus buying a home to strictly rent it.
- Discussion of different ordinances for renting rooms vs entire homes

#### **Other Business**

None

#### **Adjournment**

Upon a motion by Scott Bomboy, seconded by Kevin Morrow, the meeting was adjourned at 8:36PM unanimously by the Planning Commission.

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Scott Bomboy - Secretary