

Minutes of Meeting
Perkasie Planning Commission
August 28, 2019

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:
Planning Commission

Carolyn McCreary
Barbara Faust
Scott Bomboy
Sally Carr (absent)
Heather Nunn
Steven Pizzollo
Kevin Morrow (absent)
Dan O'Connell
Dave McCreesh

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
Tracy Tackett, Borough Planner
Douglas Rossino, Borough Engineer
Brendan M. Callahan, Borough Solicitor

Carolyn McCreary called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and it was acknowledged there was a quorum and business before the Commission.

Public Forum

None

APPROVAL OF MINUTES:

Upon a motion by Steve Pizzollo, seconded by Scott Bomboy, the Planning Commission meeting minutes of the June 26, 2019 were unanimously approved.

OLD BUSINESS:

Short Term Lodging / Air BnB and Bed and Breakfast

The Planning Commission discussed the draft language presented by Tracy Tackett, of Tackett Planning, Inc. that was in the August 21, 2019 memo relating to short-term/transient housing. It was it was agreed upon that the proposal should be amended in accordance with the following

comments. Tracy will provide a revised draft for the September meeting. The following items were added to the document:

1. Use 'owner/lessee' language throughout document
2. Require an owner signature when a lessee is an applicant for such a use.
3. When entire dwellings are being rented remove reference to one family limit and reduce the minimum number of consecutive days from seven to three. Require a responsible party to be within 10 miles of the rental property rather than within the Borough limits during a rental.
4. Require notification of surrounding property owners and proof of insurance as part of the application process.
5. In Section 5.C include a limit of two adults per room.

Urban Farming/Agriculture

The Planning Commission recommended the Urban Farming/Agriculture draft ordinance language be forwarded to Borough Council for consideration.

NEW BUSINESS:

Airport Lot Line Adjustment

The Planning Commission recommends the approval of the Pennridge Airport Lot Line Adjustment Subdivision Plan since they stated that they will comply with the Gilmore & Associates, Inc. review letter dated August 20, 2019.

Upon a motion by Scott Bomboy and second by Steve Pizzollo approval was granted.

Kristine Schmon Conditional Use Application

Kristine Schmon, the applicant and owner of 534 W. Market Street, explained that her tenant has a peanut brittle business, which is currently listed as a home occupation; she would like to be able to have retail as well. Mixed use appears to be the appropriate alternative.

Kristine stated that all other requirements for mixed-use can be met. The Planning Commission recommended approval of the conditional use application subject to the applicant obtaining the required variances to allow the first floor to be a combination of commercial and residential as proposed.

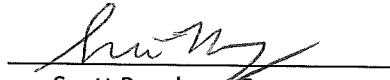
Upon a motion by Steve Pizzollo and second by Dan O'Connell approval was granted.

Other Business

Scott Bomboy gave the Planning Commission an update on the Historic Resource Analysis. Scott told the Commission that the consultant is recommending that the area that is being studied should be enlarged to include more of the Borough. This will take more time and funds. Information will likely be available for review in a few months.

Adjournment

On a motion by Steve Pizzollo, Seconded by Barb Faust the meeting was adjourned at 8:00PM.


Scott Bomboy - Secretary