

Minutes of Meeting  
Perkasie Borough Zoning Hearing Board  
April 26, 2021

620 W. Chestnut Street  
Perkasie, Pa 18944

**Attendance:**

Zoning Hearing Board Members:

Dave Brandt  
Dennis Hurchalla  
David Worthington  
David Weaver  
John Yannacone  
John Wilcox  
ZHB Solicitor: Colby Grimm

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

**Meeting Minutes:**

Upon motion by John Yannacone, seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to approve meeting minutes from March 22, 2021.

**New Business**

**File 2021-3** The Appellant, WP Perkasie LLC is the owner of Legal Title of Tax Parcels No. 33-016-010 and 33-016-022 located at North 5<sup>th</sup> St and Blooming Glen Drive in Perkasie Borough, PA. The Appellant proposes to merge the two lots together for the purpose of developing the Property for a Planned Commercial Development consisting of a proposed AutoZone building and two small retail buildings. The Appellant is seeking an Interpretation of Law and in the alternative from the variances following sections of the Zoning Ordinance § 186-20.F(2), 186-55.C and 186-57.G

Party Status – None

Present were all exhibits, the application and notices concerning the file.

On a motion made by John Yannacone and seconded by Dave Worthington, the Zoning Hearing Board granted the applicants' request for the variance from the following sections of the Zoning Ordinance §186-20.F(2), 186-55.C and 186-57.G

Subject to the following conditions:

- 1 The applicant shall consolidate Tax Map Parcels 33-016-010 and 33-016-022 and
- 2 Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property in accordance with the plans and evidence presented.

**File 2021-4 File 2012-4** The Appellant, JEER LLC, is the Equitable Owner of Tax Parcel Nos. 33-005-462 and 33-005-463 located at 106 and 108 N. 7<sup>th</sup> Street between Arch Street and Race Street in Perkasio Borough, PA. The Appellant proposes to consolidate the parcels followed by the construction of a 4,320 square foot warehouse building along with a nine (9) space parking area and associated driveway and walkway. Currently, the two (2) parcels contain an unoccupied building and storage building with the remaining lot being vacant. The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-20.I.(3), §186-20.J.(4)(c), §186-35, §186-38.A, §186-45.D, and §186-70.I.

Present were all exhibits, the application and notices concerning the file.

Party Status – None

Public Comment – Ed Meyers Owner of Ed's Service Center was in favor of the improvements that are proposed by the applicant.

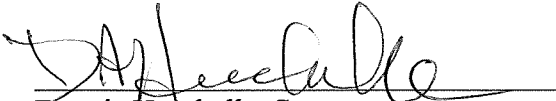
On a motion made by John Yannacone and seconded by Dave Worthington, the Zoning Hearing Board granted the applicants' request for the variance from the following sections of the Zoning Ordinance §186-20.I.(3), §186-20.J.(4)(c), §186-35, §186-38.A, §186-45.D, and §186-70.I. .

Subject to the following conditions:

- 1 The applicant shall consolidate Tax Map Parcels 33-005-462 and 33-005-463 and
- 2 Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the Property in accordance with the plans and evidence presented.

**Adjournment**

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 9:30 P.M



Dennis Hurchalla, Secretary

