

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
September 26, 2022

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Barndt
John Knouse
John Yannacone
John Wilcox
Laura Auger
Tim Rimmer

ZHB Solicitor: Colby Grim

The Zoning Hearing Board public hearing was convened @ 7:35pm.

Meeting Minutes:

Upon motion by John Yannacone, seconded by John Wilcox, the Zoning Hearing Board unanimously agreed to approve meeting minutes from August 22, 2022.

Old Business

None

New Business

File No. ZHB # 2022-12

Appellant: Lauren Moll, Director of Parks and Recreation
Property Location: 504 Constitution Ave (Lenape Park)
Tax Parcel Number: 33-004-095

Background The Appellant, Lauren Moll, the Director of Parks and Recreation for the Borough of Perkasie who is the Owner of Legal Title of Tax Parcel No. 33-004-095 Located at 504 Constitution Avenue near the intersection of Arbor Boulevard and Constitution Avenue in Perkasie Borough, PA TMP# 33-004-095 contains a portion of Lenape Park. The subject parcel has a classified use of a "Recreational Facility, Governmental" (C12), which is a use by right in the R1-B Zoning District. The Appellant is proposing the installation of a full color LED sign along Constitution Avenue within Lenape Park. The sign is classified as a Permanent On-Premises Freestanding Double-Sided Changeable Copy Sign with the following overall dimensions: 90"h x 154"w x 34" deep.

In order to accomplish the items noted above, the Appellant is requesting four (4) variances from the Borough's Zoning Ordinance. The variances are to increase frequency of change of sign content from once every 60 seconds to once every 15 seconds, which matches the existing signs at Dairy Queen and American Heritage Federal Credit Union on Constitution Avenue, to increase animated portion of sign to be more than 50% of permitted sign area, to permit scrolling of Changeable Copy Sign, and to increase area of Freestanding Sign to exceed 15 square feet, which will allow the Borough's messages to be read by motorists and pedestrians from a greater distance.

Request Zoning Relief: The Appellant is seeking variances from the following sections of the Zoning Ordinance: §186-78.B.(1)(d) and § 186-79.A.

Party Status –There was no one from the public requesting party status.

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

Doug Rossino from Gilmore and Associates and Lauren Moll, Park and Recreation Director for Perkasio Borough presented to the Board their application for a full color LED sign. The sign would be double faced and change the content of the sign every 15 seconds, which matches the signs at Dairy Queen and American Heritage Federal Credit Union. Placement of the sign will be far enough away from residential properties so that it will not be a problem. The sign would be installed five feet from the sidewalk, so that it would be twenty-five feet from the road and not blocking anyone's line of sight for driving. It will also be set back far enough from the road that the Borough will not have to get any kind of permits or permission from PennDOT. The sign will only be used for Borough events and information. No other organization will be permitted to "use" the sign.

Perkasie Borough Zoning Hearing Board hereby grants Applicant's request for the following variances §186-78.B.(1)(d) and § 186-79.A. from the Borough's Zoning Ordinance subject to the following conditions:

1. Applicant shall otherwise comply with all applicable Borough, County, State Codes, laws, regulations and ordinances with respect to the construction and use of the property.
2. Applicant will improve the property in a manner consistent with the testimony and plans submitted with the application.

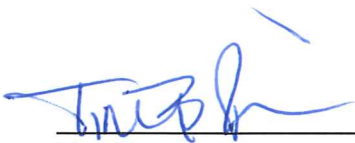
On a motion made by John Yannacone and seconded by Tim Rimmer, the Zoning Hearing Board granted the applicants' requests for variances §186-78.B.(1)(d) and § 186-79.A. from the Borough's Zoning Ordinance.

Other Business

John Knouse and Laura Auger were sworn in as new board members.

Dennis Hurchalla has resigned from the Zoning Hearing Board. Nominations were needed for a new Secretary. John Yannacone nominated Tim Rimmer as the new Zoning Hearing Board Secretary. All members are in favor.

There being no further business before the Zoning Hearing Board, the meeting was adjourned at 8:15PM.



Tim Rimmer, Secretary