

Minutes of Meeting
Perkasie Planning Commission
January 25, 2023

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Heather Nunn
Maureen Knouse
Mairi Schuler (Absent)
Mary McKay (Absent)
Dave Weaver
Dale Schlegel
Kim Bartells
Kelly Laustsen
Jeremy Wano (Absent)

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin
Judy Stern Goldstein, Borough Planner
Timothy Wallace, Borough Engineer
Brendan M. Callahan, Borough Solicitor

Heather Nunn called the meeting to order at 7:00PM. 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 Heather Nunn, and seconded by Dave Weaver, the Planning Commission meeting minutes of the October 26, 2022 were unanimously approved.

RE-ORGANIZATION

Upon motion by, Dave Weaver, seconded by Dale Schlegel, the Planning Commission unanimously appointed Maureen Knouse as Chair person.

Upon motion by, Dave Weaver, seconded by Maureen Knouse, the Planning Commission unanimously appointed Heather Nunn as Vice Chairperson.

Upon motion by, Dave Weaver, seconded by Heather Nunn, the Planning Commission unanimously appointed Dale Schlegel as Secretary.

New Planning Commission Member

Kelly Laustsen and Kim Bartells were sworn in as new members of the Planning Commission, Jeremy Wano was not present to be sworn in as a new member.

OLD BUSINESS:

None

NEW BUSINESS

Green Ridge Estates West

Green Ridge Estates West Project representatives provided the Planning Commission an overview of the proposed project which includes subdividing the property into eight single-family detached lots. The property is located in both Perkasio Borough and East Rockhill Township. Representatives indicated that the project received a recommendation from the East Rockhill Township Planning Commission. It was determined that Perkasio Borough Electric cannot provide service to those units located in East Rockhill Township. The applicant agreed to obtain the required easement from PPL Electric Utilities. The project team presented a waiver request letter dated December 8, 2022, revised January 23, 2023. The letter requested waivers from the following ordinance sections:

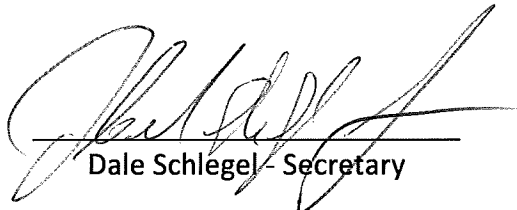
- Section 164-8.B – waiver from separate Preliminary and Final Subdivision Plans
- Section 164-20.C – waiver from providing cartway width of 48 feet for arterial streets
- Section 164-20.C & 164.52.A – waiver from providing curbing along arterial streets
- Section 164-20.E(2) – waiver from requiring a minimum centerline radius for horizontal road curves of 150 feet for secondary streets
- Section 164-30.D – waiver from requiring side lot lines to be at right angles or radial to the street line
- Section 164-32 – waiver from requiring a 20-foot wide easement for utilities and drainage
- Section 164-36.D – waiver from providing open space
- Section 164-59.C – waiver from requiring all proposed gas mains to be located within the pavement area of the roadway
- Section 164-68.C(2) & 164-70.C(2) – waiver from requiring the mapping of all existing features within 400 feet of any part of the property
- Section 164-70.A(5) – waiver from plan drafting size requirements
- Section 158-18.C(2) – waiver from required stormwater management facilities pipe material
- Section 158-18.C(3) – waiver from required stormwater management facilities minimum pipe size
- Section 158-18.C(13) – waiver from required stormwater management facilities conveyance system.

The Planning Commission recommended approval of the waivers as requested in the letter from Urwiler & Walter, Inc. dated December 8, 2022, revised January 23, 2023, and plan approval subject to:

1. the applicant providing the required deposit and fee;
2. the applicant meeting the requirements of SALDO Section 164-36.E(1) regarding park and recreation fee-in-lieu;
3. the applicant providing pipe calculations as requested by the Borough Engineer;
4. compliance with G&A engineering review letter dated January 16, 2023;
5. compliance with G&A planning review letter dated January 12, 2023.

Adjournment

With no other business the meeting was adjourned at 7:30PM.


Dale Schlegel - Secretary