

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
March 27, 2023

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Zoning Hearing Board Members:

Laura Auger
Dave Barndt
Sue Bower
John Knouse
John Wilcox
John Yannacone
Tim Rimmer
ZHB Solicitor: Colby Grim
Doug Rossino: Borough Engineer

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

Meeting Minutes:

Upon a motion by John Wilcox, seconded by Laura Auger, the Zoning Hearing Board unanimously approved the meeting minutes from February 27, 2023 meeting.

Old Business:

File No. ZHB # 2022-13

Appellant: 4th Soil Perkasie LLC
Property Location: 501 W. Market St
Tax Parcel Number: 33-005-536

Background: The Appellant, 4th Soil Perkasie, LLC, is the Owner of Equitable Title of Tax Parcel No. 33-005-536 known as the former First United Methodist Church of Perkasie located at 501 W. Market Street on the northern corner of the intersection of W. Market Street and N. 5th Street in Perkasie Borough, PA. The Appellant proposes to convert the existing vacant church into a fine arts academy/community center on the basement and 1st Floors and a two (2) and three (3) bedroom residential apartment on the 2nd Floor. All renovations are proposed to be interior.

Request Zoning Relief: The Appellant is seeking a Special Exception, Use Variance and variances from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1]&[2], §186-18.C.(13), §186-20.C.(1), §186-20.C.(1)(c), §186-20.J.(4)(a)&(c), §186-61.C.(2)(f), and §186-61.C.(3)(b),(k)&(n).

Party Status:

None

The Applicant, 4th Soil Perkasio LLC, is about renewing, restoring and making communities better. The first floor and basement of the building would be used for e-gaming, a teaching kitchen, a fine arts academy and a community center. There would be no change to the footprint of the building, all changes would be on the inside. The second floor would be changed into 2 apartments.

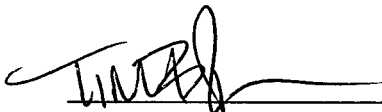
On a motion made by Dave Barndt, and seconded by Tim Rimmer, the Zoning Hearing Board granted the applicants' requests for a Special Exception, Use Variance and variance from the following sections of the Zoning Ordinance: §186-18.B.(6)(c)[1]&[2], §186-18.C.(13), §186-20.C.(1), §186-20.C.(1)(c), §186-20.J.(4)(a)&(c), §186-61.C.(2)(f), and §186-61.C.(3)(b),(k)&(n). subject to the following conditions:

1. Applicant shall improve the Property in a manner consistent with the testimony and plans submitted with the Application
2. The activities allowed at the Property are restricted to the activities consistent with Sections 186-18.C.(2),(13) & (16).
3. Applicant shall otherwise comply with all Borough, County, State Codes, laws, regulations and ordinances with respect to the use and construction of the property

Other Business:

Nothing at this time.

There being no further business to be brought before the Zoning Hearing Board, the meeting was adjourned at 9:40 pm.



Tim Rimmer, Secretary