

MINUTES OF MEETING
PERKASIE PLANNING COMMISSION
MARCH 24, 2010

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Planning Commission Members:	Earl Richard Hendricks (absent) John Cornelius Barbara Faust Ross Gardner (absent) Nelson Hollenbach Eileen Bradley Richard Packard (absent)
Code Enforcement Administrator:	Tracey Berry
Borough Engineer:	Bryan McAdam
Bucks County Planning Commission Consultant:	Maureen Wheatley

Barb Faust called the meeting to order at 7:35 PM. The Pledge of Allegiance was recited.

PUBLIC FORUM

No public comment

APPROVAL OF MINUTES

Upon motion by Nelson Hollenbach, seconded by Eileen Bradley, the minutes of the February 24, 2010 Planning Commission meeting were unanimously approved with two slight corrections. Add Eileen's last name (Bradley) to the first sentence under new business, and a slight correction the last line of page #1.

NEW BUSINESS

Allied Home Buyers

Kevin Wolf of Anderson Engineering was present representing Allied Home Buyers. Also in attendance was Jerry Ricci of Allied Home Buyers. After some discussion about the March 5, 2010 review letter from CKS Engineers, Mr. Wolf explained that the applicant will comply with all items within the letter. However, there were a couple areas of concern. The first area of concern was the buffer yard. Mr. Wolf explained that the applicant would be willing to plant the required number and types of trees elsewhere on the property as to not cause an issue with the "flag pole" of the driveway to the proposed lot. The Planning Commission agreed to have the Borough Zoning Officer, Borough Solicitor and Borough Engineer discuss the issue and report back to Mr. West.

The next issue Mr. Wolf discussed was the Stormwater Management requirements of the proposed lot. Mr.

Wolf explained that he wishes to defer Stormwater Management requirements until such time as building permits are applied for and issued. After brief discussion, the Planning Commission concluded that they would like the required Stormwater Management requirements followed. Mr. Wolf agreed to discuss the Stormwater Management Requirements with the Borough Engineer to come to a conclusion.

The applicant also agreed to place a note on the plan that states: "The applicant agrees to remove the brush on Borough property in the Northwest corner of the property in order to provide the required site distance for the proposed driveway".

The applicant also agreed to comply with all areas of the Bucks County Planning Commission review letter dated March 11, 2010. After some discussion, the applicant agreed to change the species of trees proposed.

There being no further discussion, the applicant requested final approval from the Commission.

Upon a motion by John Cornelius, seconded by Eileen Bradley, the Commission granted Conditional Final Approval conditioned upon the applicant comply with the items in the Borough Engineer and Bucks County Planning Commission's review letters regarding the buffer issue and resolve, to the satisfaction of the Borough Engineer, the Stormwater Management requirements.

OTHER BUSINESS

Ordinance Review

After some discussion the Commission, Eileen Bradley made a motion, which was seconded by Nelson Hollenbach, to recommend the Ordinance to Council for approval.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 PM.

Barbara Faust, Secretary