

MINUTES OF MEETING
PERKASIE BOROUGH ZONING HEARING BOARD
JANUARY 23, 2017

620 West Chestnut Street
Perkasie, Pa. 18944

ATTENDANCE:

Zoning Hearing Board Members:

Dave Barndt (absent)

Dennis Hurchalla

Andrew Rumbold

David Weaver

John Yannacone

Randy Faulkner (alternate)

John Wilcox (alternate) (absent)

Patrick Armstrong

Zoning Hearing Board Solicitor:

The Zoning Hearing Board public hearing was convened at 7:31 pm.

Re-Organization

On a motion by Andrew Rumbold, which was seconded by Dennis Hurchalla, the Zoning Hearing Board unanimously agreed to continue with the same slate of Officers as 2016 for 2017.

On a motion by John Yannacone, which was seconded by Andrew Rumbold, the Zoning Hearing Board unanimously agreed to appoint Colby Grim of Grim, Biehn and Thatcher as the Zoning

Hearing Board Solicitor for 2017.

Old Business

File No. #2017-1 Manfred Niessen, 803 W. Callowhill St., tax parcel #33-006-142.

The Applicant seeks a special exception pursuant to section 186-89.B. The property is located at 803 W. Callowhill St., Perkasie Borough, Tax Parcel #33-006-142.

Presented were all exhibits, the application and notices concerning this file.

Manfred Niessen represented himself.

There were two individuals who requested party status.

Jeremy Neill, 404 N. 8th St.

Thomas Horn, P.O. Box 276, Perkasie, PA 18944

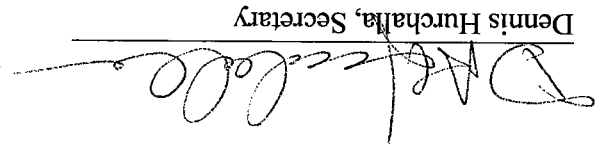
The Zoning Hearing Board granted the applicants' request for a special exception to change an existing non-conforming use to another non-conforming use, subject to the following conditions:

- 1) Applicant shall submit a plan identifying the required off street parking spaces.
- 2) Applicant shall replace the existing fence in the manner testified, a natural vinyl fence.
- 3) Applicant shall install landscape and buffering including a retaining wall as testified.
- 4) Applicant shall not allow parking along Callowhill Street.

- 5) All vehicles shall be worked on within the structure; no work shall be done on the exterior of the building.
- 6) There shall be no more than four vehicles parked or stored on the exterior property overnight and for not more than five days.
- 7) There shall be no junked or abandoned vehicles stored or kept on the property.
- 8) The property shall not be used as a salvage yard.
- 9) All painting of vehicles shall be contained within an approved paint booth.
- 10) The loading dock shall be removed and paved in order for a dumpster to be placed which will be screened from view.
- 11) There shall be no sales of vehicles on the property.
- 12) There shall be no storage of parts or other materials on the exterior property.
- 13) Applicant shall otherwise comply with all applicable Borough, County, State codes, laws, regulations and ordinances.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 9:48 pm.



Dennis Hurchalla, Secretary