

Minutes of Meeting
Perkasie Planning Commission
September 25, 2019

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Scott Bomboy
Sally Carr (absent)
Heather Nunn
Steven Pizzollo (absent)
Kevin Morrow (absent)
Dan O'Connell
Dave McCreesh

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin. (absent)
Tracy Tackett, Borough Planner
Douglas Rossino, Borough Engineer
Brendan M. Callahan, Borough Solicitor

Carolyn McCreary called the meeting to order at 7:00 PM. 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 McCreary, seconded by Faust, the Planning Commission meeting minutes of the August 28 2019 were unanimously approved.

NEW BUSINESS

SPRUCE STREET APARTMENTS

Representatives for the plan provided a general overview of the plan providing four copies of the conceptual site elevations. The engineer stated the Applicant intends to go back to the Zoning Hearing Board to seek relief to allow an additional ten units, for a total of 90 units. The applicant indicated that they intend to accommodate all required parking for the 90 units on site which will require adding two additional parking spaces to the site.

Chairman McCreary stated that due to the length of the Borough engineer review letter, it was agreed not to go through each item in the letter, but rather discuss key points as deemed valuable by the Borough Engineer and the Applicant. It was noted that they are still waiting for the National Park Service approval for needed tax credit and that the EPA had tried to charge the developer for EPA

expenses of more than \$600,000. That has been negotiated to no longer be required. It was noted that this has been a challenging process to gain the approval necessary from other agencies and the mounting costs are resulting in the need to add ten more units to the development for a total of 90 units.

The recommendations of the Tackett Planning, Inc. review letter were then reviewed with the following points of discussion.

1. The Applicant was asked to describe the unit breakdown, which includes 21 studio units according to the renderings provided. The applicant was asked if there is much demand for studio units and it was indicated there is a significant demand for studios. They noted the success of a similar redevelopment in Hatboro. It was suggested they provide the Planning Commission with details about the Hatboro development to give the members a better understanding of the final product.

Some members thought the outside of the building looked too institutional but others thought it was nice to use the existing buildings

2. It was suggested that a solid 6-foot fence be provided along the entrance driveway from South 7th Street and property line adjacent to the existing industrial use to minimize conflict.
3. It was suggested that more outdoor space be provided, particular consideration of balconies/patios in association with the new building. The applicant stated patios may be on the lower level of the new building but they do not intend to provide balconies. There is the possibility of a roof deck.
4. The Applicant was asked if they could reorient the new building and eliminate the extra parking space (relative to the 80 units shown on the application) to allow for more green/open space. They indicated they intend to ask for ten additional units, so they will need all the parking spaces for 90 units and reorientation will not work.
5. The applicant was asked if they are implementing low-impact and/or green technologies as recommended by the Comprehensive Plan. It was indicated that the reuse of the buildings is low-impact, but the building will not be LEED certified due to the added expense.
6. It was suggested that the based on the need for 160 parking spaces for 80 units, the additional 18 spaced should be removed from the site to allow for more green/common area. The Applicant could strip the road along the frontage to allow for excess parking spaces. It was further suggested that an improved crossing across South 7th Street be provided with a curb bump out. The Borough Engineer expressed concern about snow plow trucks getting around a bump out and mentioned that the intersection may become a three way stop. It was also suggested some low level lighting be provided in the parking lot across South 7th Street. The Applicant said they would provide some lighting.
7. Landscaping was discussed in great detail. It was noted that the amount of green area between the building and West Spruce Street is not wide enough to reasonably accommodate trees. It

was suggested that planters could be provided along the front of the building where landscaping is not feasible to help provide some variation along the streetscape. One Planning Commission member suggested that if trees are not feasible, that maybe some shrubbery could be planted along the façade.

8. It was suggested that either a sidewalk of landscaping be provided between the parking lot and curb for the parking lot across South 7th Street. The applicant indicated they would look into some landscaping.
9. There was some discussion about whether the sidewalk is wide enough to meet ADA requirements where the electric poles are in the sidewalk. If not, and the sidewalk is not relocated, it was suggested that the sidewalk be widened around the poles.
10. It was asked why the applicant simply did not just request a zoning change since residential was generally supported by the Planning Commission and the Borough in this location.
11. The Borough engineer letter was review with the following comments the Applicant intents to comply with:
 - a. No curbing is proposed on the back of the site to allow runoff to flow into the stream but wheel stops will be shown.
 - b. The Applicant intends to request waivers from items 5&6.
 - c. Regarding item 9 & 13, the proposed building can be designed to comply but the existing buildings are proposed to remain the same.
 - d. The trash pickup should be discussed with the Borough.
 - e. Total impervious is reduced, so not stormwater management is required.
 - f. The applicant indicated they will keep the fence and have historically had access across the neighboring property.
 - g. The applicant will get the Fire Chief to sign off.

The applicant will revised the plan, return to the Zoning Hearing Board to request additional units, and continue to work with on required approvals. It was requested that the applicant also provide some information on the Hatboro project and provide a floor plan layout to give a better sense of unit arrangement.

OLD BUSINESS:

Short Term Lodging / Air BnB

The Planning Commission recommended approval of the short term lodging ordinance to the Perkasio Borough Council subject to an amendment that the neighbors to be notified are just the adjacent neighbors.

The Planning Commission discussed the short term lodging draft language and thought it was a good balance between supporting the use of properties for short term lodging while also protecting the rights of neighbors.

Adjournment

On a motion by Faust, Seconded by Nunn, the meeting was adjourned at 8:40PM.



Scott Bomboy - Secretary