

Minutes of Meeting
Perkasie Planning Commission
February 26, 2020

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Sally Carr
Heather Nunn
Steven Pizzollo
Kevin Morrow
Maureen Knouse
Dan O'Connell (Absent)
Dave McCreesh (Absent)

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
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

Re – Organization

Chairperson - Carolyn McCreary
Vice Chairperson – Barbara Faust
Secretary - Kevin Morrow

APPROVAL OF MINUTES:

Upon a motion by Steven Pizzollo, seconded by Kevin Morrow, the Planning Commission meeting minutes of the December 11, 2019 were unanimously approved.

NEW BUSINESS

I. 2019 Annual Report

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the draft 2019 Annual Report presented by Tackett Planning, Inc. The draft 2019 Annual Report was approved.

II. ReAlliance- Shelly's Lumber Yard Project Discussion

PLANNING COMMISSION DISCUSSION:

The Applicant presented the latest version of the redevelopment plan for the former Shelley's property, indicating that they intended to return to the Zoning Hearing Board to request relief to allow the plan as currently proposed.

The Borough Planner asked if the Applicant had taken into account the comments of the November 8, 2019 review memo issued by Tackett Planning, Inc., particularly relative to working with the Borough to develop infill standards for the R-3 District that would better support a development such as theirs without the need for variances. The Applicant indicated that they had been communicating with staff about the proposal and they thought it was in their best interest to continue pursuing the zoning relief through the Zoning Hearing Board. The Borough Planner noted she had not been part of any past meetings with the Applicant.

The following items outlined in the November 8, 2019 review memorandum were highlighted by the Borough planner:

1. Consider use of the existing alley located adjacent to the rear of one of the parcels.
2. Include rear-loading garages.
3. Consider architectural details that are consistent with existing townhomes in the area. Including, but not limited to large porches, brick/stone facades, curved entrances, architectural variation.
4. Reorient some of the units to face West Market Street.
5. Keep the Arch St. connection, or at least a pedestrian connection.
6. Utilizing the existing alley could allow those units to be set back and possibly allow for some additional parking between the townhomes and apartment building.
7. Consider adoption of infill standards as an overlay that could accommodate higher density infill development for developments that integrate architectural design standards of existing historic buildings. Consider integrating some parking flexibility as part of this. The boundary identified as part of the historic inventory could be used as the overlay boundary.
8. Consider whether the design of the residential conversion is acceptable and whether that building is even worth trying to preserve. It does not appear to be included on the recent inventory of historic structures.

The Applicant indicated they would be willing to work with the Borough if the variances were not granted.

The Borough engineer questioned whether the building adjacent to the train tracks qualified for the adaptive reuse provision of the zoning ordinance.

Some members of the Planning Commission expressed concern about the intensity of the proposed development. Neighbors also expressed concern about the proposed development and expressed concern about the proposed layout relative to Arch Street. No recommendation was made by the Planning Commission.

III. Proposed Ordinance/Building Height

PLANNING COMMISSION DISCUSSION:

The Borough engineer explained the proposed ordinance to increase the height for residential structures. The Borough Planner note the proposal was consistent with the recommendation of the Planning Commission the previous year.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval.

OLD BUSINESS:

None

Adjournment

On a motion by Kevin Morrow, Seconded by Steve Pizzollo, the meeting was adjourned at 8:00PM.

Brian C. Faust
for _____
Kevin Morrow - Secretary