

Minutes of Meeting
Perkasie Planning Commission
May 11, 2022

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Heather Nunn
Dale Schlegel
Maureen Knouse
Dan O'Connell
Mairi Schuler

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin. (Absent)
Judy Stern Goldstein, 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 Mairi Schuler, and seconded by Maureen Knouse, the Planning Commission meeting minutes of the March 23, 2022 were unanimously approved.

OLD BUSINESS:

8th Street Commons

Representatives for the project, Peter Stampfl and Joe Price, and the project engineer came before the Planning Commission to review the proposed project and revisions to the plan submission. Items discussed: Plan elevations were presented. The Market Street Traffic Study was briefly discussed in regards to the Market Street and 8th Street intersection. Site distance is an issue due to hump and railroad tracks. There was discussion of potential solutions including limited one-way access onto 8th Street. Plans will need to comply as determined by the implementation strategies of the traffic study.

Several waiver requests were discussed of which there were no objections. Section 158-18.C(4) Section 158-18.C(1) Section 158-18.C(11) Section 158-18.C(12) Section 158-18.C(19) Section 164-8.B Section 164-20.B Section 164-21.E Section 164-24.D Section 164-25.A(1)(b) Section 164-25.A(1)(c) Section 164-25.A(1)(d) Section 164-25.A(1)(f) Section 164-30.F Section 164-31.F Section 164-36.D Section 164-50 Section 164-68.C(2) and 70.C(2) Section 164-70.A(5)

The Planning Commission made a recommendation for Preliminary/Final Plan approval pending compliance with the G&A planning review letter and the G&A engineering review letter. The Planning Commission also recommended approval of all requested waivers

NEW BUSINESS

St. Stephen's UCC of Perkasio – Sketch Plan

Bill Dudek of Eastburn and Gray and Pastor Wargo were present to discuss a minor subdivision sketch plan for St. Stephen's UCC of Perkasio. The plans propose to subdivide the lot which consists of the existing church and single-family dwelling. The project representatives explained that the church no longer wishes to own/manage the single-family dwelling and would like to subdivide the property so the dwelling can be sold.

Items discussed: There were safety concerns discussed regarding the close proximity between the dwelling and the church, specifically in regards to fire safety. Ms. McCreary recommended the applicant discuss the project with the fire marshal. Additionally, Mr. Wallace mentioned egress out of the church (community room) which would be required to exit onto the church property but currently appears to exit on the dwelling property.

No action was taken.

545 Constitution Avenue – PACAZ Realty LLC

Representatives of the project, John Alejnikov and Julie Von Spreckelsen, presented the proposed project. Items discussed: Ms. Faust asked about deliveries and used tire storage. Representatives indicated deliveries will be by box truck, not tractor trailers and used tires will be stored internally. Planning issues discussed included the dead end parking area which the project representatives indicated would be reserved for employees, and pedestrian connections which the project representatives indicated will be provided to the satisfaction of the Borough engineer and planner and will include sidewalk extension, signage, and crosswalks. The G&A engineering review letter comments are all "will comply". Hours of operation will be M-F 8 a.m. to 6 p.m. Sat 8 a.m. to 5 p.m. Sun 9 a.m. to 5 p.m.

Several waiver requests were discussed of which there were no objections. Section 164-8.B Section 164-20.B(3) Section 164-25.A(1)(f) Section 164-27.C(1) Section 164-32.C Section 164-50.A Section 164-68.C(2) and 70.C(2) Section 164-70.A(1) Section 164-70.A(5)

The Planning Commission made a recommendation for Preliminary/Final Plan approval pending compliance with the G&A planning review letter and the G&A engineering review letter. The Planning Commission also recommended approval of all requested waivers.

Adjournment

On a motion by, Seconded by, the meeting was adjourned at PM.



Mairi Schuler - Secretary