

Minutes of Meeting
Perkasie Planning Commission
August 25, 2021

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Heather Nunn
Steven Pizzollo
Maureen Knouse (absent)
Dan O'Connell
Mairi Schuler (absent)
Mark Orth

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin.
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 Steve Pizzollo, and seconded Mark Orth, the Planning Commission meeting minutes of the June 23, 2021 were unanimously approved.

NEW BUSINESS

Land Development application for WP Perkasie, LLC

A. **Background Information Summary**

Application Title: WP Perkasie, LLC
Plan Stage: Preliminary/Final Land Development
Plans Applicant: WP Perkasie, LLC c/o Bill Rountree
Plan Date: May 14, 2021
Revision Date: July 19, 2021
Location: North 5th Street and Blooming Glen Road
Total Site Area: 2.31 Acres – Gross
Zoning District: C-1 Zoning District

The subject property is located on the southwest corner of North Fifth Street (SR 4039) and West Blooming Glen Drive in Perkasie Borough, Bucks County, PA. The property

consists of two (2) tax map parcels within Perkasio Borough: 33-016-010 and 33-016-022. The property contains a total of 2.2877 acres (net). The Applicant and Equitable Owner of Record for both parcels is Jerry D. Kratz, Irrevocable Trust.

The project consists of the construction of a Planned Commercial Development consisting of an AutoZone and two (2) retail buildings with associated parking, driveways and walkways. The site will have access to Shadywood Drive and W. Blooming Glen Drive. The site is zoned Business Professional (C-1) Zoning District and the intended use is "Planned Commercial Development" (E15), which is a use permitted by right in the C-1 Zoning District. According to FEMA map 42017C0144J, dated March 16, 2015, the site is located in Zone "X", which is outside the 0.2% annual chance floodplain.

The site currently consists of vacant land consisting of an unregulated drainage swale, man-made slopes, lawn, and individual trees. Following the removal of the individual trees, improvements include an AutoZone and building, containing two (2) businesses, with associated parking, driveways and walkways. Two (2) underground infiltration basins and one (1) rain garden are proposed to handle the increase in runoff produced by the proposed improvements. There is an existing drainage swale located on site that will be conveyed beneath the proposed improvements via a 36" HDPE culvert that ultimately connects to an existing system within N. Fifth Street (SR 4039). The site will be served by public water and sewer provided by the Perkasio Regional Authority (PRA)

Recommendation

The Planning Commission made a recommendation that the Borough Council grant the following waivers:

1. §164.8.B – A waiver to allow this Land Development Plan to be approved as a Preliminary and Final Plan.
2. §164-20.B(3) – A waiver to not require the widening of the perimeter Shadywood Drive, North 5th Street and West Blooming Glen Drive.
3. §164-25.A(1)(f) – A waiver to permit parking within 8 feet of the building wall for the AutoZone and within 6 feet of the building for Buildings 1 and 2.
4. §164-31.F – A waiver to permit grading within and across the Shadywood Drive, North 5th Street and West Blooming Glen Drive rights-of-way.
5. §164-32.C – A waiver to permit construction of a sidewalk within the existing drainage easement located along North 5th Street.
6. §164-70.A(5) – A waiver to permit a drawing size of 24 by 36 inches.
7. §164-68.C and §164-70.C(2) – A waiver to permit an Aerial Site Plan using an aerial photo site plan to be provided in lieu of an existing features plan.
8. §158-18.G(5) – A waiver to permit a fill slope of 3 horizontal to 1 vertical (3:1).

The Planning Commission made a recommendation that the Borough Council grant conditional Preliminary/Final Land Development Plan approval subject to the following:

1. The four parking spaces located in the dead-end parking area shall be specifically

designated and identified as employee parking spaces, and the loading zone shall include signage indicating no parking/standing.

2. The applicant shall work with the Borough to ensure the architecture of the proposed buildings and retaining wall will be to the satisfaction of the Borough.
3. The entire storm sewer system, including the proposed and existing 36-inch storm sewer pipes, shall be televised to ensure that the system is not damaged during construction.
4. Compliance with the Gilmore & Associates, Inc. engineering review letter dated August 19, 2021.
5. Compliance with the Gilmore & Associates, Inc. planning review letter dated August 17, 2021.

OTHER BUSINESS:

Appoint new secretary

Upon a motion Steve Pizzollo, and seconded Mark Orth, the Planning Commission appointed Mairi Schuler secretary of the Planning Commission.

Adjournment

On a motion by Steve Pizzollo, Seconded Mark Orth, the meeting was adjourned at 8:00pm.



Mairi Schuler- Secretary