

Minutes of Meeting
Perkasie Planning Commission
May 26, 2021

620 W. Chestnut Street
Perkasie, PA 18944

Attendance:

Planning Commission

Carolyn McCreary
Barbara Faust
Heather Nunn
Steven Pizzollo
Maureen Knouse
Dan O'Connell
Mairi Schuler

Borough of Perkasie:

Debbie Sergeant, Code Enforcement Admin. (Absent)
Judy Stern Goldstein, Borough Planner (Absent)
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, and seconded, the Planning Commission meeting minutes of the February 24, 2021 were unanimously approved.

NEW BUSINESS

I. Winiarski Works LLC – Conditional Use Application

A. Background Information Summary

Application Title: Winiarski Works LLC
Plan Stage: Conditional Use
Applicant: Angeline Winiarski
Plan Date: January 28, 2021
Revision Date: NA
Location: 510 ½ W. Walnut Street
Zoning District: C-2 Zoning District
TC Overlay District

The subject property, tax map parcel 33-005-109, is located at 510 ½ W. Walnut Street in Perkasie Borough, Bucks County, PA. The site includes an existing 2-story structure. Previous use of the

existing structure was storage on the lower level, retail and a portion of residential on the first floor and residential on the second floor (E9 mixed use).

The Applicant proposes to continue the E9 mixed use. The first floor will be converted into a brewery with a taproom, the lower level will be a brewery and the second floor will be a residential apartment. A total of 37 seats are proposed for the taproom.

B. Discussion

- Ms. Winiarski provided an overview of the project.
 - Second floor will be a fully restored 3 bedroom apartment.
 - First floor has been vacant for five years. It will be converted into a taproom with seating for 37 customers (1,068 square feet).
 - Lower level will be converted into a brewery (1,148 square feet).
 - An outdoor beer garden is proposed and will comply with outdoor dining regulations.
- Ms. Winiarski reviewed all proposed internal and external renovations.
- Ms. Winiarski indicated the plans propose a kitchen on the lower level for heating and serving purposes, as the intent is to partner with local restaurants to serve food.
- Mr. McGuigan explained that the amended conditional use application is intended to correct the original E9 mixed use and apply the E9 mixed use to the entire building and have each use exclusively on an individual floor of the building.

It is the applicant's intent to have construction completed within four months.

C. Recommendation

The Planning Commission made a recommendation to approve the conditional use application.

II. Residential Infill Overlay District – Zoning Map and Zoning Ordinance Amendment

A. Discussion

The following revisions were recommended to the Residential Infill Overlay District Zoning Ordinance Amendment:

- Page 2 – Section 1.M(1)(a) should be revised to add H(7) Keeping of Pets as a use by right.
- Page 5 – Section 2.(12)(a)(3)(d) should be revised to delete “cultured stone, clapboard or board and batten (wood or fibered cement), or shingles (wood or fibered cement)”

B. Recommendation

The Planning Commission made a recommendation to adopt the zoning ordinance amendment with the revisions as noted.

OLD BUSINESS:

None

Adjournment

On a motion by _____, Seconded _____, the meeting was adjourned.

 *Kevin Morrow - Secretary* Chair