

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
July 28, 2025

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer
John Yannaccone
Sue Bower (absent)
John Wilcox (absent)
Laura Auger
John Knouse
John C. Kuhls, Esq. (Solicitor)

The Zoning Hearing Board public hearing was convened @ 7:30 pm.

Meeting Minutes:

Upon motion by Laura Auger, seconded by John Yannacone, the Zoning Hearing Board unanimously approved the meeting minutes from May 27, 2025.

New Business: Case File 2025-03 / 505 Constitution Avenue / Perkasie Place LLC

The Zoning Hearing Board opened the hearing for Case 2025-03. Mr. Kuhl presented the exhibits for the case, including a letter from the applicant requesting a continuance. The Board agreed to continue the hearing until the September 22, 2025 meeting. Timothy Rimmer made the motion, which was seconded by Laura Auger, and the Board voted unanimously in favor.

New Business: Case File 2025-04 / 110 North 6th Street / St. Stephen's United Church of Christ

The Zoning Hearing Board opened the hearing for Case 2025-04. St. Stephen's United Church of Christ seeks variances for the property at 110 North 6th Street (TMP #33-005-525), zoned C-2 with TC Overlay, to replace the existing freestanding sign with a new LED changeable copy sign. The requested relief includes increasing the message frequency, allowing the LED portion to exceed 50% of the total sign face, permitting scrolling of the changeable copy, and exceeding the maximum sign area.

Mr. Curtis Mann, representing the church as a member of the Facility Operations Committee, appeared on behalf of the applicant. However, a representative from MC Sign Company was not present.

Party Status:

Mr. William Oteinger, of 120 South 6th Street, requested party status. He explained that although he resides 114 feet from the subject property—outside the 100-foot notice requirement—he lives on the same block and has a clear view of the sign from his property. The Board granted Mr. Oteinger party status.

In light of the absence of the sign company representative, Mr. Mann requested a continuance of the case. Timothy Rimmer made a motion to continue the hearing to the September 22, 2025 meeting, which was seconded by Laura Auger. The Board voted unanimously in favor.

Adjournment: With no further business, the meeting was adjourned at 7:49 p.m.

A handwritten signature in black ink, appearing to read 'Tim Rimmer', written over a horizontal line.

Timothy Rimmer, Secretary