

Minutes of Meeting
Perkasie Borough Zoning Hearing Board
May 27, 2025

620 W. Chestnut Street
Perkasie, Pa 18944

Attendance:

Zoning Hearing Board Members:

Dave Brandt
Timothy Rimmer (absent)
John Yannaccone
Sue Bower
John Wilcox
Laura Auger
John Knouse

The Zoning Hearing Board public hearing was convened @ 7:31 pm.

Meeting Minutes:

Upon motion by Sue Bower, seconded by John Yannacone, the Zoning Hearing Board unanimously agreed to approve meeting minutes from March 24, 2025.

New Business: Case File 2025-02 / 1120 N 5th St. / WP Perkasie LLC.

No Party Status Requested

Perkasie Borough Zoning Hearing Board held a hearing regarding a variance request submitted by WP Perkasie LLC for the property identified as Bucks County Tax Parcel No. 33-016-010, located in the Business Professional (C-1) Zoning District.

Representatives for the applicant included William Rountree, Debra Shulski, and Brian Atkins.

Ms. Shulski explained, WP Perkasie LLC sought a de minimis and/or dimensional variance from Section 186-18.H(3)(a) of the Zoning Ordinance, which requires six (6) stacking spaces measured from the first point of service or menu board. Ms. Shulski also shared that the variance requested would allow for three (3) stacking spaces prior to the first point of service or menu board and six (6) spaces from the menu board to the pick-up window.

Mr. Rountree testified that WP Perkasie LLC previously received land development approval and conditional use approval, dated February 17, 2025, for an accessory drive-through lane on the site.

Brian Atkins testified on behalf of the applicant, explaining that the proposed location of the menu board would improve internal circulation and flow by allowing more space between ordering and the pick-up window. He further stated that the relocation would not impact on internal site traffic or the surrounding neighborhood. Mr. Atkins explained that the configuration allows more time for baristas to prepare customized orders, noting that approximately 30% of customer orders are placed online and picked up through the drive-through lane. He emphasized that, overall, the proposed design would exceed the required stacking capacity and that all other aspects of the drive-through would comply with the Zoning Ordinance.

Mr. Atkins also testified that the unique shape of the lot presents a hardship for the applicant, making strict compliance difficult. He indicated that the relief requested is the minimum necessary to allow reasonable use of the property and that the proposal would not alter the use of the site.


Mr. Brandt questioned if there was only one service window in the drive thru line. Mr. Atkins confirmed that only one service window would be provided.

During the public comment portion of the hearing, Stephen Nathan, resident of Shadywood Village had questioned if the delivery time would increase from 30 seconds. Mr. Nathan expressed concerns about the pedestrian crossing hazards with the flow of the traffic.

Ken Knight of 512 W. Blooming Glen Drive expressed concerns regarding the internal traffic flow and its interaction with parking on the site.

Sue Bower made a motion to grant a variance from Section 186-18.H(3)(a) The motion was seconded by John Knouse, and the Board voted unanimously in favor.

Adjournment: With no further business, the meeting was adjourned at 8:15 P.M.



Timothy Rimmer, Secretary