

**Perkasie Borough  
Planning Commission Meeting  
September 24, 2025**

**AGENDA**

1. Meeting Convenes – 7:00 PM
2. Pledge of Allegiance
3. Approval of Minutes from August 27, 2025
4. Public Forum
5. Old Business
  - Keeping of Fowl / Review proposed amended Ordinances
  - Roadside Stands / Review proposed amended Ordinances
6. New Business
  - Economic Development Plan Update-Presentation
  - Accessory Dwelling Unit Use Discussion
7. Other Business
8. Adjournment

Minutes of Meeting  
Perkasie Planning Commission  
August 27, 2025

620 W. Chestnut Street  
Perkasie, PA 18944

Attendance:  
Planning Commission

Maureen Knouse  
Heather Nunn  
Mairi Schuler (Absent)  
Mary McKay  
Dave Weaver  
Dale Schlegel  
Kim Bartells  
Kelly Laustsen  
Quinten Baker

Borough of Perkasie:

Cassandra L. Grillo, Borough Zoning Officer  
Adrienne Blank, R.L.A., Borough Planner  
Timothy Wallace, Borough Engineer  
Attorney Brandon Callahan, Borough Solicitor

### Call to Order

Chairperson Maureen Knouse called the meeting to order at 7:01 PM. The Pledge of Allegiance was recited. A quorum was present, and business before the Commission was acknowledged.

### Approval of Minutes

Upon a motion by Heather Nunn, seconded by Dave Weaver, the minutes of the May 28, 2025 Planning Commission meeting were unanimously approved.

### New Business

#### Perkasie Place LLC – Sketch Plan Review

David M. Shafkowitz, Esquire, representing property owner Michael Tulio (Perkasie Place LLC), presented a sketch plan for subdivision and development of a parcel located at **505 Constitution Avenue** (7.9 acres, I-2 Light Industrial District).

The proposal includes:

- Five (5) apartment buildings containing **75 total units** (19 one-bedroom, 56 two-bedroom).
- Primary access through the Landis Shopping Center to Constitution Avenue.
- One (1) emergency access to Wyckford Drive.

David Horner, P.E., of Horner & Canter Associates, presented a traffic study. He explained that traffic impacts from the proposed residential use would be less than if the parcel were developed with commercial retail uses permitted under current zoning.

### Planning Commission Questions and Comments:

- **Ms. Laustsen** – Requested pedestrian connections to the Borough park system and inquired about lighting standards. Applicant noted compliance with Borough ordinance requirements.
- **Ms. McKay** – Asked for a unit mix breakdown (provided above).
- **Mr. Baker** – Asked for clarification on traffic study methodology. Mr. Horner explained the use of letter grades to define intersection delays.
- **Mr. Weaver** – Questioned demand for three-bedroom units. Applicant noted that previous projects have shown limited demand for this type of unit.
- **Mr. Schlegel** – Asked if the apartments will be marketed as “luxury.” Mr. Tulio confirmed they would, featuring vinyl plank flooring, tile bathrooms, and granite countertops. He also raised concerns about stormwater management. Applicant acknowledged compliance with all Subdivision and Land Development Ordinance (SALDO) requirements if zoning approval is granted.

### Public Comment

- **Kathleen Thomas – 143 Arbor Blvd.:** Asked about the traffic light cycle at Constitution Ave.; expressed concern over bus access and parking adequacy.
- **Mark Brodeur – 199 Wyckford Dr.:** Concerned about loss of green space, traffic through Wyckford Dr., and school district impacts.
- **Cynthia Tujia – Perkasio Woods:** Asked if environmental studies would be conducted; raised property value and housing market concerns.
- **Timothy Rundle – 383 Essex Ct.:** Expressed concerns over emergency services, Perkasio Electric capacity, construction timeline, school district impacts, and floodplain issues.
- **Rachel Onuska – 333 S. Fifth St.:** Raised concerns about soil conditions and stormwater system effectiveness.
- **Todd Tobin – 221 Branford Terrace:** Concerned about traffic and long-term stormwater maintenance responsibility.
- **Nicole Przychowicz – 606 Essex Ct.:** Questioned building setbacks, buffers, Wyckford Dr. access, and wildlife impacts.
- **Eugene Hunsberger – 423 E. Market St.:** Suggested parcel be added to Borough park system; asked about building materials.
- **Steven McCoonse – 381 Essex Ct.:** Concerned about traffic impacts through Essex Court.
- **Brett Viers – 200 Branford Terrace:** Raised traffic, wildlife, and overdevelopment concerns, as well as housing market impacts.
- **Michelle Lyon – 602 Essex Ct.:** Questioned building locations, bridge/entrance design, traffic impacts on Sellersville roads, and study accuracy.
- **Melanie Brouder – 199 Wyckford Dr.:** Concerned about lack of notice for meetings.
- **Todd Wesolowski – 475 E. Ridge Ave.:** Spoke about overdevelopment and zoning change procedures.
- **Francine Dudak – 381 Essex Ct.:** Cited concerns with property use, overdevelopment, and poor road conditions in Wyckford Dr./Essex Ct.

- **Kelly Pescatore – 205 Wyckford Dr.:** Questioned if Borough would conduct its own traffic study; expressed concerns over traffic through Wyckford Dr.
- **Christopher Uncangco – 264 Parkridge Dr.:** Commented on overpopulation and traffic impacts Borough-wide.

### **Adjournment**

With no further business, the meeting adjourned at 9:36 pm.

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Heather Nunn - Secretary



# BOROUGH OF PERKASIE

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## INTER-OFFICE MEMORANDUM

TO: Perkasie Planning Commission

FROM: Linda Reid, Assistant Borough Manager

DATE: September 16<sup>th</sup>, 2025

SUBJECT: Potential ordinance amendment: Keeping of Chickens

At the Planning Commission meetings in April and May, 2025, the Perkasie Planning Commission reviewed some ideas about revisions to the Perkasie Borough ordinance that regulates the Keeping of Chickens as accessory to a residential use. The Planning Commission made a recommendation to Borough Council to revise the ordinance per the following:

- create a definition for “chickens” and prohibit the keeping of roosters and guinea hens
- allow the keeping of chickens accessory to a Residential Use across all zoning districts where Residential Use is the Primary Use on a parcel. The Keeping of Chickens accessory to a commercial Use would continue to be regulated by 186-86 A(1) Farming.
- replace the “2 birds per ¼ acre” area restriction with a requirement that coops & pens be installed at least 10’ away from neighboring residential properties, and otherwise subject to all other dimensional & setback requirements for Accessory Uses in the underlying zoning district (the lot area restriction remains in place for all other “fowl”)
- set a limit on the number of chickens that may be kept Accessory to a Residential Use: a minimum of 2 and a maximum of 6
- continue the prohibition on commercial sales of chicken and add a prohibition on commercial or public slaughtering
- set some general standards for the proper and sanitary keeping of chickens, based on guidance from the Penn State Extension Service
- require a Zoning Permit
- allow only one Zoning Permit per parcel and require that tenants have the written permission of the property owner to keep chickens.

At their meeting on June 2<sup>nd</sup>, 2025, Perkasie Borough Council reviewed the recommendations of the Perkasie Planning Commission. The minutes of the Borough Council meeting are in the packet for review. A Borough Council member had reservations about the 10’ setback from neighboring properties in districts with a denser housing stock, and felt that a 25’ setback would be appropriate in the Town Center (TC) Overlay District.

Borough staff have reviewed lot sizes and widths in the TC Overlay District and offer the following observations:

- Most parcels in the TC Overlay District are less than the  $\frac{1}{4}$  acre in size required to keep chickens today. Removing the  $\frac{1}{4}$  acre dimensional requirement and adding a setback of 5' or 10' from a neighboring parcel would allow some of these residents to keep chickens as an Accessory Use by right.
- Very few residential parcels in the TC Overlay District are wide enough to allow a 25' setback from neighboring properties on both sides. In fact, many lots are narrow around 27'-35' in width. Adding the requirement for a 25' setback from a neighboring parcel would mean that residents of the TC Overlay would need zoning relief to keep chickens as an Accessory Use.

The discussion effectively comes down to whether the Planning Commission recommends extending the ability to keep chickens to more residents or not. If not, I would suggest no change to the ordinance as it stands today. Residents with parcels less than  $\frac{1}{4}$  acre will continue to require zoning relief to keep chickens. If yes, I would suggest that the ordinance be amended as attached, but with a requirement for a 5' or a 10' setback from neighboring properties.

Attached to this memo is a draft of the proposed ordinance for the Keeping of Chickens. It includes language (in red) that would add the 25' setback for residents of the TC Overlay District.

I am bringing this back to the Planning Commission for further discussion and to make sure that we have a clear direction and recommendation for the consideration of Borough Council.

The provisions of Chapter 186, Article IV, Use Regulations and Restrictions, Section 186-18, Principal and Accessory Use Regulations, Subsection H(7)(B) Keeping of Animals, is herein amended so as to include the following:

Keeping of Large Animals and Fowl: The keeping of large animals (such as cattle, horses, llamas, sheep, goats, and pigs) and fowl as accessory to a residential use. The keeping of animals as a commercial or agricultural use should follow the standards set out in 186-18 A.(1) Farming.

(1) Large animals (such as cattle, horses, llamas, sheep, goats, and pigs) and fowl (such as ducks and turkeys) shall be stabled or housed in buildings at least 100 feet from any lot line.

(2) No more than one livestock unit shall be permitted for every 1 ½ acres of lot area. Livestock units are as follows:

a. One horse, llama, or cow: two livestock units

b. Two sheep or goats: one livestock unit

c. One pig: one livestock unit

(3) Fowl, with the exception of chickens as defined in 186-18 H(9) Keeping of Chickens, shall require a minimum lot area of ¼ acre for two birds and an additional ¼ acre for every two birds thereafter.

(4) Commercial breeding or use of large animals and fowl shall not be permitted under this use.

(5) A zoning permit shall be required for large animals.

**SECTION 3.** The provisions of Chapter 186, Article IV, Use Regulations and Restrictions, Section 186-18, Principal and Accessory Use Regulations, Subsection H(9) is herein amended as follows:

H(9) Keeping of Chickens as Accessory to Residential Use.

(1) “Chickens”: Domesticated fowl of the species *Gallus gallus domesticus*, raised for the purpose of producing eggs, meat, or as pets. This definition excludes roosters and guinea fowl.

(2) The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents of the Borough to

keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding neighborhood.

- (3) The Keeping of Chickens is permitted by right as accessory to a Residential Use, including Residential Uses in the C1, C2, I-1 and/or I-2 Zoning Districts. The keeping of chickens as a commercial or agricultural use should follow the standards set out in 186-18 A.(1) Farming.
- (4) Permit required. A Zoning Permit is required for the keeping of any domesticated chickens in the Borough. No more than one Zoning Permit will be approved for the keeping of chickens on any parcel in the Borough.
- (5) Any tenant must have written permission from his or her landlord to keep and maintain chickens.
- (6) Number and type of chickens allowed: the minimum number of chickens allowed is 2, the maximum number of chickens allowed is 6. Only female chickens are allowed. Roosters and guinea fowl are not allowed.
- (7) Commercial and/or public slaughtering is not permitted.
- (8) The sale of chickens for commercial purposes is not permitted.
- (9) General requirements:
  - a. Chickens must be kept in an enclosure or chicken run, which is a secure fenced area at all times. Chickens running at large are considered a public nuisance.
  - b. Residents keeping chickens shall also provide a henhouse, which shall be located on the rear of the property no closer than 10 feet to the property line of any adjacent residential property located in all zoning districts, **except the zoning district that is identified as the Town Center Overlay District. In the Town Center Overlay District, the henhouse shall also be located on the rear of the property, but no closer than 25 feet to the property line of any adjacent property,** and otherwise to both the setbacks noted herein, they shall both be subject to the same setback, bulk and area requirements of the zoning ordinance related to accessory structures.
  - c. Chicken runs, enclosures and henhouses must be constructed using uniform materials for each element of the structure (i.e., all walls made of the same material) and designed to avoid weathering.



- d. Henhouses must be kept clean, dry, and odor-free, kept in a neat and sanitary condition at all times, and in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odors, or other adverse impact.
  - e. Chicken feed must be stored in a metal container with a metal lid that cannot be penetrated or removed by vermin.
  - f. Litter and animal waste must be disposed of promptly and properly. Waste should be double bagged and disposed of with household waste or properly composted. Poultry waste must be composted before adding to soil.
- (10) The sale of eggs must comply with State and Federal laws and regulations, and with the Borough's zoning ordinance regulations for residential Roadside Stands (Subsection H(6)).



# BOROUGH OF PERKASIE

620 W. Chestnut Street  
PO Box 96  
Perkasie, PA 18944-0096

Phone: (215) 257-5065  
Fax: (215) 257-6875

TO: Perkasie Planning Commission

FROM: Linda Reid, Assistant Borough Manager

SUBJECT: Roadside Stands

DATE: September 16<sup>th</sup>, 2025

As a reminder, the Borough's Zoning Ordinance allows Roadside Stands by Special Exception and requires that the property/stand owner provide a minimum of 1 off-street parking space for each 400 sq. ft. of sales area. The Borough is aware of a number of Roadside Stands, accessory to a Residential Use that have not applied for or received a Special Exception, nor have any off-street parking.

The Perkasie Planning Commission discussed the issue in June, 2025, making a recommendation that Roadside Stands be permitted by right as Accessory to a Residential Use. Roadside Stands accessory to any other Use would continue to require a Special Exception.

I have prepared and attached language for a potential amendment to the ordinance which reflects this change. It also requires Roadside Stands accessory to a Residential Use to provide off-street parking only where legal on street parking does not exist adjacent to the stand.

I offer the draft for consideration and potential recommendation to Borough Council.

**SECTION 1.** The provisions of Chapter 186, Article IV, Use Regulations and Restrictions, Section 186-18, Principal and Accessory Use Regulations, Subsection H(6) Roadside Stand, are herein amended as follows:

H(6) Roadside Stand: Roadside stand for the sale of farm, nursery or greenhouse products produced on the premises where offered for sale shall comply with the following:

- (1) Roadside Stands shall be permitted as a use by right when accessory to a Residential Use. Roadside Stands accessory to any other use shall be permitted by Special Exception.
- (2) A Roadside Stand may be in the front yard, but shall not be in the street lines.
- (3) Roadside Stands accessory to a Residential Use may not interfere with sight lines. Roadside Stands accessory to any other use shall not be within 80 feet of any intersection center line.
- (4) Roadside Stands accessory to a Residential Use require an off-site parking space only when no legal street parking exists adjacent to the Stand. Roadside Stands accessory to any other use shall provide parking for vehicles off the street cartway and in compliance with the provisions of Article VIII, Off Street Parking and Loading.

**MINUTES OF PERKASIE BOROUGH  
COUNCIL MEETING  
JUNE 16, 2025**

620 West Chestnut Street  
Perkasie, Pennsylvania

**ATTENDANCE:**

Council Members:

Scott Bomboy  
Chuck Brooks  
Randy Faulkner  
Kelly Laustsen  
Steve Rose (absent)  
Jim Ryder  
Robin Schilling (absent)

Youth Councilors:

Dave Weaver  
Dave Worthington  
Shiv Gandevia  
Colin Moyer

Mayor:

Jeff Hollenbach

Borough Manager:

Andrea L. Coaxum

Assistant Borough Manager:

Linda Reid

Finance Director:

Rebecca Deemer

Parks and Recreation Director:

Lauren Moll

Police Chief:

Robert Schurr

Electric Superintendent:

Harold Stone

Public Works Director:

Jeff Tulone (absent)

Borough Solicitor:

Jeffrey Garton, Esq.

Borough Engineer:

Douglas Rossino, P.E.

Council President Jim Ryder convened the meeting at 7:00 PM. An invocation was given by Mayor Hollenbach, which was followed by the Pledge of Allegiance.

**PROCLAMATION: PARKS & RECREATION MONTH**

Mayor Hollenbach read a proclamation declaring the month of July as National Parks & Recreation Month in the Borough.

**AUDIT PRESENTATION**

Greg Ede from Styer Associates presented the 2024 Audit.

**PUBLIC FORUM**

Nothing at this time.

**PRESIDENT'S REMARKS**

Nothing at this time.

**APPROVAL OF MINUTES**

Upon a motion by Bomboy, seconded by Faulkner, Council unanimously approved the minutes

from the Council meeting on May 19, 2025 and minutes from the Committee meeting on June 2, 2025.

## **CORRESPONDENCE AND REPORTS**

### Mayor's Report

Mayor Hollenbach reminded everyone that Community Day is on Saturday, June 28<sup>th</sup>, and extended another invitation to participate in the cornhole tournament that day. He also announced that the 2025 Jim Purcell Memorial Awards will be presented that evening at the Amphitheater, before the fireworks. The Mayor thanked American Heritage Credit Union for their sponsorship of the fireworks.

### Taxes Collected

Upon a motion by Brooks, seconded by Weaver, Council unanimously approved the Taxes Collected Report for May, 2025.

### Budget Status

The Finance Director reported that she has been meeting with the department heads to make sure each department is where they're supposed to be as far as the 2025 budget, and they have also started budget discussions for 2026.

Upon a motion by Faulkner, seconded by Laustsen, Council unanimously accepted the Budget Status report for the month of May, 2025.

### Engineer's Report

The Borough Engineer reported the Perkasio Green and Pennridge Airport projects reached the end of their 18-month maintenance periods, so inspections were done and there are some items that need to be completed. He also informed Council that the pre-construction meeting for the 2025 Road Program will be held this Friday. Mayor Hollenbach asked if there was an update on the Kulp Park Improvements Project, so the Engineer provided one, adding that the project should start sometime in July.

Upon a motion by Laustsen, seconded by Brooks, Council unanimously accepted the Engineer's monthly report for the month of May, 2025.

### Planning Commission Report

The Planning Commission met in May to continue their discussions about roadside stands and the keeping of fowl, and made some recommendations which Council will review later in the meeting.

### Zoning Hearing Board Report

The Zoning Hearing Board met in May and approved an application from WP Perkasio for a variance pertaining to the drive-thru at the proposed Starbucks at Fifth Street and Blooming Glen Road.

### Police Report

The Police Chief reported that he and some of the officers volunteered at Re:Vivals on Saturday and served at least 97 vehicles, adding that it was a great volunteer experience. He added that the Department will be having a Pack the Trunk food drive for Pennridge FISH outside of Landis Supermarket

this Friday, June 20<sup>th</sup> from 3:00 pm to 5:00 pm.

Councilman Faulkner commented on the amazing unity of all of the officers from surrounding municipalities who responded to the incident on Ridge Road last week.

Upon a motion by Weaver, seconded by Brooks, Council unanimously accepted the Police Department report for the month of May, 2025.

#### Fire Department Report

Council reviewed the Fire Department reports for the month of May, 2025.

#### Perkasie Regional Authority Report

Council reviewed the minutes from the Perkasie Regional Authority meeting on May 12, 2025 and the PRA financial statements for the years ended December 31, 2024 and 2023.

#### Pennridge Wastewater Treatment Authority Report

Council reviewed the minutes from the Pennridge Wastewater Treatment Authority Board meeting on March 24, 2025.

#### New Business

Nothing at this time.

### **PUBLIC WORKS COMMITTEE**

#### Review of Superintendent's Report

The Committee reviewed and accepted the Public Works Superintendent's report for the month of May, 2025.

#### Consider Resolution #2025-33 – Handicap Parking Spot for 250 North Third Street

Upon a motion by Faulkner, seconded by Brooks, Council unanimously approved Resolution #2025-33, a resolution of the Borough of Perkasie for the creation of a parking space reserved for a handicapped person or disabled veteran at 250 North Third Street.

### **PUBLIC UTILITY COMMITTEE**

#### Review of Superintendent's Report

The Electric Department Superintendent reported that the Department is continuing to install meters and replace poles as needed, and they are getting ready for Community Day.

The Committee reviewed and accepted the Electric Superintendent's report for May, 2025.

#### Installed Capacity Update

Council reviewed an article from the New York Times about their investigation of PJM, which was

provided by Councilman Bomboy.

## **PLANNING AND ZONING COMMITTEE**

### Code Enforcement Administrator Report

The Committee reviewed and accepted the Code Enforcement Administrator's monthly report for May, 2025.

### Discuss Planning Commission Recommendations for Potential Amendments to Code of Ordinances pertaining to the Keeping of Chickens and Roadside Stands

The Council reviewed the following recommendations made by the Planning Commission for the keeping of chickens and roadside stands:

The recommendation of the Planning Commission for the keeping of chickens would:

- create a definition for "chickens" and prohibit the keeping of roosters and guinea hens
- allow the keeping of chickens accessory to a Residential Use across all zoning districts where Residential Use is the Primary Use on a parcel. The Keeping of Chickens accessory to a commercial Use would continue to be regulated by 186-86 A(1) Farming.
- replace the "2 birds per ¼ acre" area restriction with a requirement that coops & pens be installed at least 10' away from neighboring residential properties, and otherwise subject to all other dimensional & setback requirements for Accessory Uses in the underlying zoning district (the lot area restriction remains in place for all other "fowl")
- set a limit on the number of chickens that may be kept Accessory to a Residential Use: a minimum of 2 and a maximum of 6
- continue the prohibition on commercial sales of chicken and add a prohibition on commercial or public slaughtering
- set some general standards for the proper and sanitary keeping of chickens, based on guidance from the Penn State Extension Service
- require a Zoning Permit
- allow only one Zoning Permit per parcel and require that tenants have the written permission of the property owner to keep chickens.

The recommendation of the Planning Commission would bring most of the known Roadside Stands into compliance by:

- allowing Roadside Stands as a Use by right where they are Accessory to a Residential Use,
- removing the requirement for off-street parking where there is adjacent legal street parking,
- replacing the requirement that a Roadside Stand is 80' away from any intersection with the requirement that a Roadside Stand does not affect sight lines at any intersection.

Councilwoman Laustsen's opinion was that coops and pens should be installed at least 25' away from neighboring properties, instead of the proposed 10'. There was further discussion about the possibility of modifying this parameter. Upon a motion by Bomboy, seconded by Laustsen, Council unanimously authorized the Solicitor to draft an ordinance implementing the recommended changes to the Borough code book.

### Update on Construction Progress – Constitution Square

The Engineer provided an update on Constitution Square. Mr. Rossino reported that next Tuesday, he will be meeting the developer and the Bucks County Conservation District on site to review

the remaining items that the developer will need to complete before he will be able to lay wearing course, which the developer is hoping can be done in mid-July.

## **PARKS AND RECREATION COMMITTEE**

### Parks and Recreation Department Report

The Parks & Recreation Director informed Council that, in honor of National Parks & Recreation Month, the Department will be hosting a free program once a week during the month of July. Ms. Moll added that Menlo Pool is officially open for the season, and she thanked the Perkasio Lions Club for sponsoring the Kulp Wading Pool again this year.

The Committee reviewed and accepted the Parks and Recreation Director's report for May, 2025.

### Consider Reservation Request – Grow a Pair 5K

Upon a motion by Laustsen, seconded by Weaver, Council unanimously approved the use of Kulp Park for the Grow a Pair 5K on Wednesday, August 20, 2025 at 6:00 pm.

## **PERSONNEL AND POLICY COMMITTEE**

### Accept Resignation of Electric Department Employee

Upon a motion by Faulkner, seconded by Brooks, Council unanimously accepted the resignation of Casey Kilgos.

### Accept Resignation of Crossing Guard

Upon a motion by Bomboy, seconded by Brooks, Council unanimously accepted the resignation of Laird Markow.

### Accept Resignation of Part-Time Events Assistant

Upon a motion by Weaver, seconded by Faulkner, Council unanimously accepted the resignation of Kelly Myers.

### Consider Hiring of As-Needed Events Assistant

Upon a motion by Brooks, seconded by Weaver, Council unanimously concurred with the Borough Manager's decision to hire Kelly Myers as an As-Needed Events Assistant.

### Consider Hiring of Part-Time Events Assistant

Upon a motion by Faulkner, seconded by Brooks, Council unanimously concurred with the Borough Manager's decision to hire Lauren Bahry for the position of part-time Events Assistant at an hourly rate of \$23.00, with a start date of June 24, 2025, conditioned upon her passing a pre-employment drug screening and physical, and the necessary background checks.

### Consider New Timeclock Policy

Upon a motion by Brooks, seconded by Weaver, Council unanimously authorized the staff to proceed with implementing the new timeclock policy.



## **FINANCE COMMITTEE**

### Authorization to Pay Bills

Upon a motion by Faulkner, seconded by Brooks, Council unanimously authorized payment of the bills as presented.

### Consider Hiring Firm for Engineering & Technical Assistance – Substation

Upon a motion by Weaver, seconded by Brooks, Council unanimously approved the hiring of Utility Engineers, PC to assess the Borough's substation with the total cost not to exceed \$20,000.

### Consider Purchase of Additional Toters

Upon a motion by Laustsen, seconded by Faulkner, Council unanimously authorized the Public Works Superintendent to purchase an additional 300 toters at a cost of \$18,955.

### Discuss Possible Acquisition of 200 South Main Street

After some discussion, it was the consensus of Council not to move forward with making an offer for this property.

## **ECONOMIC DEVELOPMENT COMMITTEE**

### Community & Economic Development Report

The Assistant Borough Manager reported that the Steering Committee met last week and will meet again in July, adding that the Economic Development survey went live today, and responses will be collected until June 30, 2025. Ms. Reid also provided an update on the SEPTA freight car mural and stated that a ribbon cutting will be held during the second week of July.

The Committee reviewed the Community & Economic Development Report dated June 10, 2025.

## **PUBLIC SAFETY COMMITTEE**

There was no business to come before the Public Safety Committee.

## **HISTORICAL COMMITTEE**

Councilman Bomboy reported that we are hoping to have the bid documents wrapped up this week for the Covered Bridge project, to be advertised late this week.

## **OTHER NEW BUSINESS**

Councilwoman Laustsen stated that she is hoping Council will consider making the Events Assistant a full-time position in a year or two, since we have a lot of events in the Borough to plan and prepare for, adding that she thinks it will help keep someone in the position longer.

## **REPORT FROM YOUTH COUNCILORS**

Youth Councilor Shiv Gandevia reported that the recently-graduated seniors are in Wildwood for Senior Week. Youth Councilor Colin Moyer stated that he is hoping for better weather for Menlo.

**PUBLIC FORUM**

Nothing at this time.

**PRESS FORUM**

Nothing at this time.

**EXECUTIVE SESSION**

Council adjourned to an Executive Session to discuss matter of personnel and would not be taking any action when they came out.

**ADJOURNMENT**

The meeting adjourned at 8:12 pm.

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Andrea L. Coaxum  
Borough Manager/Secretary

# Perkasie Borough Economic Development Plan Update

## Planning Commission Meeting

September 25, 2025

### **Brief Overview of the Project**

We are presenting the draft Market Analysis, identified through community engagement for this project thus far, which includes:

- Enhance the arts and cultural activities/placemaking.
- Healthy Living / Recreation – this strategy capitalizes on existing regional resources such as trails/parks, identified as one of Perkasie “niche” activities, as well as the spas and fitness facilities in the Borough.
- Business Activation and Development – activate current vacant sectors and support the growth of established businesses.

Other transformational strategies identified include:

- Maintaining Authenticity – preserving the historic integrity of existing buildings.
- Town Center- Create a centrally located public/civic space.

The big picture goal we want to accomplish in downtown is to “**maintain authenticity.**”

### **Background Information (attached for reference)**

1. The Draft Image Development Report/Developing a Brand for Downtown
2. The Five-Year Strategic Plan
3. Vision Statement and Transformational Strategy

**Next steps:** Prepare Organizational Structure and Sustainability Plan

## 5. The Image Development Report/Developing a Brand for Downtown

Developing a Brand for Downtown can help steer the action plan for ongoing economic revitalization. Town branding is an ongoing process about branding the place. Everyone in your town knows what the brand is. It is why they live there. It is what they do on the weekend, it is where they take people who visit. It is how they relax, what they miss when they are away, and why they want to raise their kids there or retire there<sup>1</sup>. Be prepared to evolve your branding strategy to reflect changing needs and capitalize on new opportunities. To effectively position the Perkasie community experience, the brand messaging needs to focus outwardly on the place as a destination, rather than focus on the organization doing the branding. Identifying the strengths of what makes Perkasie unique is a great start to the branding exercise. Highlighting the assets already existing, such as the Circuit trails and Breweries that were identified as part of the marketing assessment, is an opportunity to tell the story of what makes Perkasie a great place to live. The community survey and public engagement have identified several recurring themes to identify the brand for Perkasie:

- Charming place to live/ quaint housing
- Access to trails/walkable community
- Dining/Restaurants/shops
- Historic buildings/community events



*Discover holiday magic and small-town charm in Perkasie*

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<sup>1</sup> Downtown and Business District Market Analysis, Bill Ryan, March 2022 “[Marketing, Image, and Branding](#)”.

These themes identify *Perkasie as a blend of small-town charm, historical preservation and a strong sense of community*. The responses during the public meeting, identified events, walkability and local businesses as strong assets of the Borough. The participants also ranked parks and green spaces as economic strengths. These are the unique brand identity for Perkasie Borough.

Other distinguishing features that make Perkasie special include:

- 1937 Roebling Style Pedestrian Footbridge – Lenape Park
- Christmas Tree Lighting
- Covered Bridges
- Perkasie Park- Victorian-era camp meeting life
- Perkasie Carousel-Menlo Park
- Rick history in craftsmanship and manufacturing



*Perkasie Park - Annual Founder's Day /Genuine Small-Town Charm /Perkasie Clock / 1937 Roebling Style Foot Twin Bridges - Lenape Park*

Historical assets give the commercial core a competitive edge over the surrounding competing commercial districts. The Perkasie Historical Reconnaissance Survey (2019) listed the following as eligible for national registry:<sup>2</sup>

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<sup>2</sup> <https://preservingperkasie.com/2019/03/10/tour-town-centers-historic-buildings/>

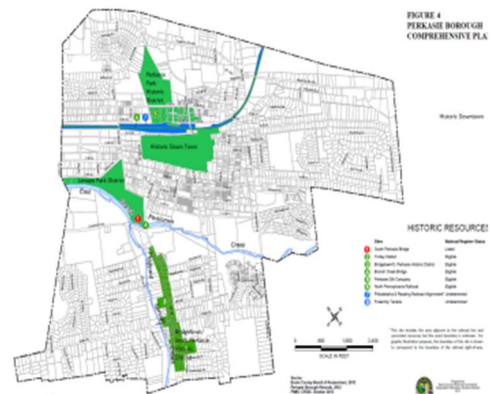
## Perkasie Borough – Economic Development Plan Update

### Listed

- Delbar Products
- South Perkasie Covered Bridge
- Lehigh Valley Transit Station
- Perkasie Park Camp -Meeting Grounds

### Eligible

- Perkasie Borough Central District
- Bridgetown – South Perkasie District
- Lake Lenape Park
- North Pennsylvania Railroad
- Perkasie Silk Company



According to Preserving Perkasie “Perkasie Park offers a blend of historical charm and natural beauty, making it a unique destination for those interested in leisurely walks, architectural appreciation, and a glimpse into the past.”

Visit Bucks County identifies the borough “for its picturesque downtown, quaint shops, and cozy restaurants.”<sup>3</sup> These unique assets become the selling points to attract residents, businesses, and visitors developing a compelling downtown brand. The Borough has developed an “events-based” strategy to attract people to the Borough. Expanding this strategy by telling the story of what people can expect from the downtown experience can include not only the history, and character, but aspirations as well.

“Experiences” offered in the downtown like car shows and farmers market also set it apart from other competing areas.



Image taken from Visit Bucks County<sup>4</sup> Fall Festival Farm life to Town Center

<sup>3</sup> <https://www.visitbuckscounty.com/blog/stories/post/spend-a-day-in-perkasie/>

<sup>4</sup> <https://www.visitbuckscounty.com/blog/stories/post/spend-a-day-in-perkasie/>



## Perkasie Borough – Economic Development Plan Update

The Community survey identified a desire for a mix of businesses, support for businesses and a desire to expand Cultural, Arts and Events as things to continue to offer and expand in downtown Perkasie.

These aspirations, identified in the Community Survey can be translated to the following strategic goals:

1. Create a stronger business climate /strengthening the commercial core /recruit merchants that fit the brand/support current businesses by offering group advertising.

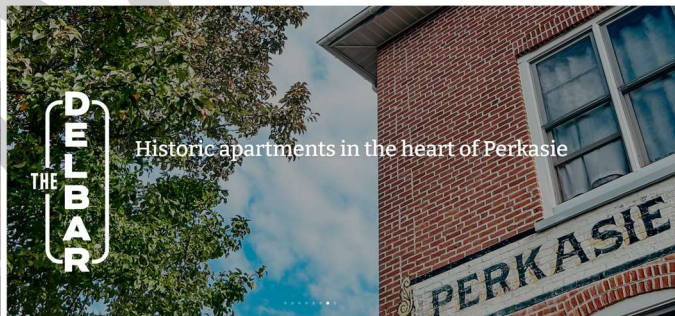


*Haasis Gluten Free Bakery – 316 W. Walnut Street*



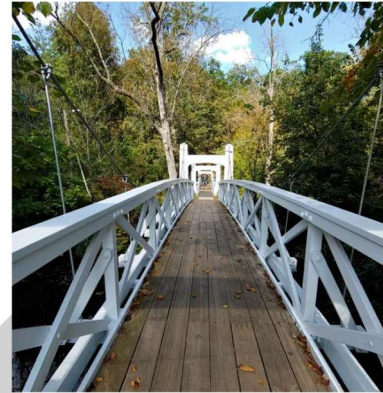
*Mystic Ways Brewing – A “magical” experience*

2. Expand population growth – Perkasie is a great place to live, set in a historic setting with charming neighborhoods.



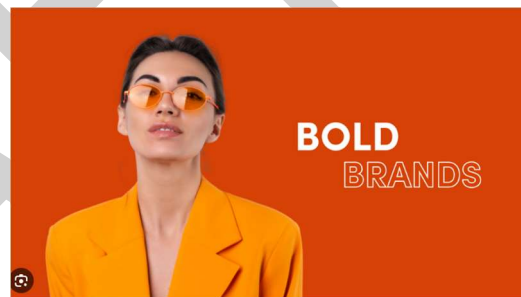
*The Delbar – “Historic apartments”- 601 W Spruce St Building (Photo Credit: Thedelbar.com)*

3. Increase tourism – continue the events strategy by providing things to do while promoting the trails and recreational activities.
  - Offer more art and music opportunities



*Music in the Park -Perkasie's Amphitheater Park in Lenape Park    Pedestrian Foot bridge-Lenape Park*

The “voice” Perkasio's brand should depict is to be welcoming and warm while portraying a community spirit. The tone is to be positive, genuine, friendly and could even provoke a feeling of safety. The voice should be consistent across all communications.



#### a. Profile of the Current Customer Group

The current customer group personality and voice were identified by looking at the community survey. Most of the response were residents and visitors between the age of 46-65, who came (to the borough) to attend events/farmers market and for dining and beverage. They walk, jog or hike the trails when utilizing the existing recreation facilities and are generally family oriented with a desire to see more festivals, movie nights, and holiday events. This age group generally may have vision changes that are common, middle adulthood (or midlife) is often a time of increased career satisfaction, and reevaluation of life, with a focus on inner contentment. Challenges facing midlife adults<sup>5</sup> include developmental tasks such as:

- Losing parents and experiencing associated grief.
- Adjusting to home life without children (often referred to as the empty nest).

<sup>5</sup> <https://open.maricopa.edu/devpsych/chapter/chapter-10-adulthood/>



- Dealing with adult children who return to live at home (known as boomerang children in the United States).
- Becoming grandparents.
- Preparing for late adulthood.
- Acting as caregivers for aging parents or spouses.
- The Borough has a significant upward trend in household income with this age group as the highest earning group in the U.S.
- Individuals in this age group have entrepreneurial spirit, disposable incomes, are coming into inheritance and want to achieve financial independence.
- Consumers with higher discretionary income tend to be less price sensitive.
- 50+ consumers occupy a unique space as they bordered the line between when the internet and digital communication became commonplace and the postwar economic and population boom that defined their upbringing. They like the online and offline marketing services.

The traits and personalities of this age group (46-65) include an interest in brisk walking for thirty minutes but not necessary running a marathon. Generally, “use it or lose it” is a good mantra for this stage of development. They want facts and authenticity and don’t appreciate disingenuous messages. It’s important to communicate quickly, directly, and authentically to middle adulthood consumers, who have been on the receiving end of multichannel marketing efforts for longer than their younger counterparts have been alive. Nostalgia and other emotional appeals can be invaluable to fostering engagement among middle adulthood consumers.<sup>6</sup> They tend to research brands, read reviews and are loyal to a service provider.<sup>7</sup> These traits help identify the targeted market position statement for Perkasie.

#### **b. Market Position Statement**

The market position statement for the downtown area outlines how the downtown aims to be perceived by its target audience, highlighting unique strengths and competitive advantages. It answers the question “What is the unique value proposition of this commercial core and how does it stand out from other areas? This concise statement will guide marketing and development efforts. A market position statement should include the following:

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<sup>6</sup> <https://comingofage.com/blog/ten-behavioral-distinctions-of-older-customers/>

<sup>7</sup> <https://comingofage.com/blog/position-your-product-as-a-gateway-to-meaningful-experiences/>

- Identify who the downtown is trying to attract (e.g., young professionals, families, tourists, residents)
  - Consider their needs, preferences, and what they are looking for in a downtown experience.
- Highlight what makes the downtown experience special and different from other areas.
- Focus on key differentiators like unique shops and restaurants, cultural attractions, walkability, historical significance, a vibrant nightlife or affordable housing.
- Explain how the downtown stands out from competing areas (e.g. other downtowns, suburban shopping centers, or online retail.)
  - Emphasize the specific benefits that the downtown offers over these alternatives.

Desired perception identified through community engagement include:

The downtown area wants to be perceived by the target audience for:

1. A vibrant hub for arts and culture:



*Your Private Collection Art Gallery – Granbury Texas Photo credit Tripadvisor*



SEPTA Freight car at the corner of N. 8<sup>th</sup> Street and W. Market Street. "Newest mural a focal point for community pride and tourism". Photo credit: Perkasie Borough

2. Charming place to live with family friendly activities and attainable housing



Fall Festival Farm life to Town Center



Perry Mill Townhomes – N. 8<sup>th</sup> street and W. Market Street.

3. A walkable community with access to trails/fitness



Pedestrian Foot bridge-Lenape Park



Activated Streetscapes in Salt Lake Photo Credit: Isaac Riddle

The development of a market position statement should include primary goods and service offered and the primary consumer segments served.



- The primary goods offered include:
  - A unique small-town historic charm experience with a blend of independent shops and diverse dining options (brews), scenic beauty and access to trails.
- The primary consumer identified are:
  - Residents, and visitors with a target towards prime adults or “mid-lifers” between the age of 46-65 and their families.

The identified market position statement is:

***For people looking for healthy living, small-town charm, Perkasie offers unique shops and exciting dining options with vibrant community events in an engaging downtown. This historic borough blends scenic beauty with walkable neighborhoods and quaint housing that differentiates it from competing commercial areas.***

This market position statement is an internal document that can guide marketing and sales.

#### **c. Conceptual Market Analysis**

A market analysis for a downtown area accesses the economic landscape to understand the current and potential market for businesses and development. It’s a data driven exercise that helps identify opportunities, understand consumer behavior, and guides strategies for revitalization and growth. Analysis of the trade area, customer segments, competition and overall market trends are already affecting the Main Street experience. While the market is primarily local/regional in nature, it is also influenced by shifts in national or global trends.

Through the following exercise we uncovered opportunities and looked at how the district functions, which assets are connected, including placement of parking lots, and areas of infill needed. If for example, the market strategy is to “*infill vacant properties with a diverse mix of business types that fit within the brand*” then it’s important to understand how consumers interact spatially with different business uses, and other activities.<sup>8</sup> Connectivity can make all the difference in the outcome of new market strategies. Even if the data suggests there is an opportunity, it may not be realized if the connectivity isn’t in place.

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<sup>8</sup> <https://mainstreet.org/the-latest/news/main-spotlight-the-art-of-market-analysis>

## Perkasie Borough – Economic Development Plan Update

### Assets

Data has demonstrated that there are market opportunities for restaurant and retail trade, but it might not show where there are assets to drive those opportunities. Data has suggested that Perkasie can support additional restaurants. However, this strategy may shift if restaurants were relying on a population of families who are now attending activities outside of the community.



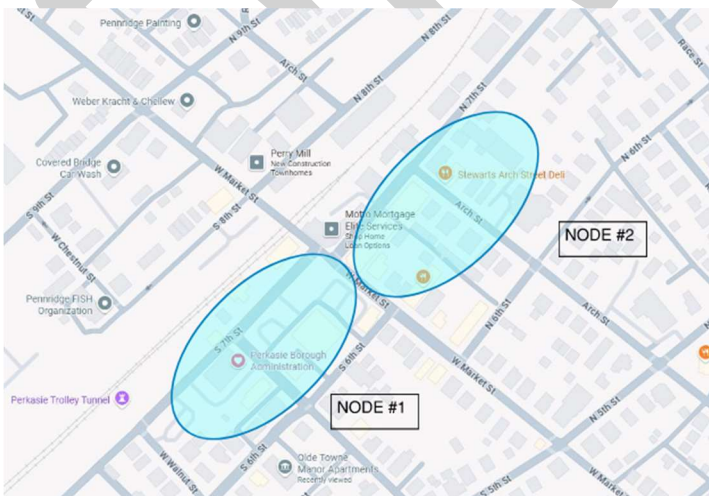
*The Perk - 501 E Walnut Street*

*Free Will Brewing – 410 E. Walnut Street*

*Mystic Brewing Company*

Nodal Development - How assets in the borough are connected/ or disconnected.

Barriers can prevent people from moving through the commercial core. Connectivity can make all the difference in the outcome of new market strategies. <sup>9</sup>Node areas have been added to the maps below to identify cluster of economic activity. In the commercial core of West Market Street, the parking lot (S. 7<sup>th</sup> and W. Chestnut St.) was identified as a break or disconnect in pedestrian movement that currently exists.



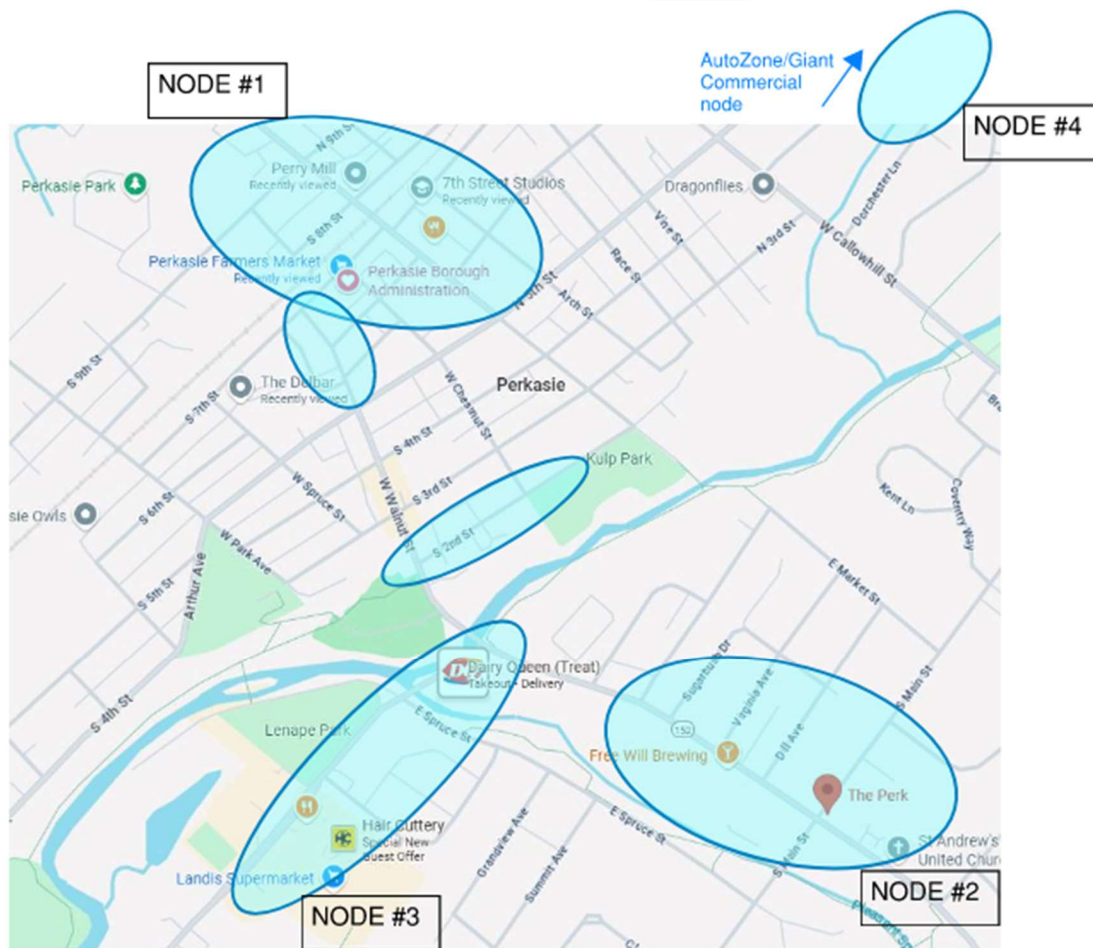
<sup>9</sup> <https://mainstreet.org/the-latest/news/main-spotlight-the-art-of-market-analysis>

## Perkasie Borough – Economic Development Plan Update

Map 1 – Commercial Core-West Market Street

There are clusters of businesses that are disconnected from the trails/parks or from other clusters of businesses or restaurants. Some other physical disconnects that currently exist include:

- Walnut Street cluster of businesses
- AutoZone/Giant – Commercial node outside of downtown
- 2<sup>nd</sup> street area basketball, baseball and recreation assets detached from downtown
- Dairy Queen Commercial Corridor disconnect from downtown (pedestrian connection through park.)



Map 2-South Perkasie

Areas primed for redevelopment identified in the Market Analysis (1999) included:

Redevelopment of Shelly's parking lot. One of the responses in the Community Survey suggested "turn Shelly's into a theater/event space with movies and live performances".



Photo credit: Visit Philadelphia

Overall, Perkasie’s unique historic assets offer opportunities to create vibrant, resilient and appealing spaces for residents, businesses and visitors. The conceptual market analysis indicates a desire to “*support local entrepreneurs and attract new businesses that fit within the community small-town charm of Perkasie*”. This “experience” and “sense of place” that is unique to Perkasie sets it apart from its surrounding competitors. The targeted customer group enjoy the trails and are generally family oriented with a desire to see more festivals, movie nights, and holiday events. They prefer fact driven messaging communicated directly, and authentically. The desired perceptions identified in the community engagement identifies the brand as: Healthy living, a vibrant hub for cultural and arts, a charming place to live with family friendly activities, quaint housing, and a walkable community with access to trails.



## 6. The Five-Year Strategic Plan

### A. Strategy Statements/Overall Goals

Developing a Strategy Statement with overall goals will help direct the initiative for downtown revitalization. Through the public engagement exercise and community survey the following recurring themes were identified for Perkasie borough:

- Charming place to live/quaint housing
- Access to trails/walkable community
- Dining /Restaurants/shops

The community survey identified the top three most important economic strategies in the Borough as:

1. Preserving historic buildings and sites in the Borough
2. Developing a Town Center
3. Improve connectivity with additional trails and paths (recreation)

A desire for a mix of businesses, support for businesses while expanding on Cultural, Arts and Events, was also uncovered through the community engagement exercise. The Community survey identified “*Art installations around town*”, “*more retail shopping*”, “*better sidewalks, bike paths*” and “*turn Shelly into a theater/event space with movies and live performances*” as suggestions for creating a more vibrant and welcoming environment.

The identified focus of the downtown economic development strategy is ***to preserve historic buildings, develop a town center, improving connectivity while supporting local entrepreneurs and attract new businesses that fit within the community’s “small-town” charm of Perkasie.*** A detailed implementation plan will be developed for each priority action item that supports this strategy.

Types of arts and culture activities/businesses identified included, music, and art studios/stores, and theatre/event “maker” spaces.



Photo 1 Storyhouse at Grosvenor Park open air there in Chester photo credit: UK travel



## Perkasie Borough – Economic Development Plan Update

*Photo 2 Clay & Kiln Collective Salem Photo credit: Agibail Dollins/Statesman Journal*

*Photo 3 Jeila Gueramian's "It Reminds Me of You", is an immersive environment made with blankets, patchwork quilts, embroidery and beading. Photo credit: Maansi Srivastava/The New York Times*

The identified draft Vision statement towards economic development:

*“For people seeking healthy-living in a walkable and small-town charm experience, Perkasie offers a unique blend of independent shops, diverse dining options, and a thriving arts and cultural scene, distinguishing itself from sprawling suburban areas by providing community-focused events and easily accessible historic environment. We strive to be the go-to destination for those seeking a friendly, engaging downtown experience”.*

The Strategy Statement identified above can be broken down to the following goals and objectives:

### B. Action Plan for Economic Development

#### 1. Goals

- a. Infill vacant properties with a diverse mix of business types that creates and protects the unique qualities and sense of place of downtown Perkasie.
- b. Improve infrastructure for walkability in downtown Perkasie.
  - i. Develop a Town Center.
  - ii. Develop a downtown access plan to identify barriers to walking and biking, prioritize key connections and provide tailored recommendations.
- c. Enhance the arts and cultural activities in the commercial core.
- d. Develop a centralized support for businesses.
  - i. Group advertising initiative.
  - ii. Main Street Manager position/Main Street Designation.

#### 2. Objectives

- a. Infill development to improve economic resiliency and diversify the business landscape. Encourage adaptive reuse of structures.
- b. Improve access and safety for all users. Make the community more age-friendly by improving ease of access for all ages. Connect trails to sidewalks, eliminate disjointed pedestrian connections.
- c. Create an inviting place through streetscaping, public art, and cultural programming that reflects the unique identity and improves social cohesion.

- d. Provide central unified initiative for business support.

### 3. Action Items/Implementation Strategies

Strategies for Achieving Our Community Goals:

- a. Develop a business recruitment initiative/provide group marketing opportunities for businesses.
- b. Develop a downtown access plan to promote walkability.
- c. Utilize streetscaping, public art, and placemaking strategies to animate public spaces.
- d. Implement downtown revitalization initiative for Main Street Revitalization.

### C. Strategic Work Plans

The Pennsylvania Downtown Center recommends the four-point Main Street approach to revitalization: Economic Vitality, Design, Organization and Promotions. Specific work plans are developed for each committee with volunteers coordinating the efforts. To align with this project's focus on Economic Development, the following Economic Vitality work plan has been prepared based on the strategic goals identified during the community engagement:

### ECONOMIC VITALITY COMMITTEE WORK PLAN 2025

TASK	TIMETABLE	LEAD	BUDGET
<b>A. Infill vacant properties with a diverse mix of business types that fit Perkasie's brand</b> <ul style="list-style-type: none"><li>• Encourage adaptive reuse</li><li>• Business recruitment</li><li>• Business expansion</li></ul>	Ongoing	Community led - supported by Main Street Manager	
<b>B. Develop a downtown access plan to identify barriers to walking/biking</b>	Ongoing		

## Perkasie Borough – Economic Development Plan Update

<b>C. Enhance the arts and cultural activities in the commercial core.</b> <ul style="list-style-type: none"> <li>Centrally located public /civic space</li> <li>Arts/mural/placemaking initiative</li> </ul>	Ongoing	Community led - supported by Main Street Manager	
<b>D. Develop centralized support for businesses</b> <ul style="list-style-type: none"> <li>Main Street Designation/Manager position or BID</li> <li>Group advertising</li> </ul>	On-going		

### Main Street Program Five Year Revitalization Strategy

**Program Goals & Objectives:** *To strengthen and diversify the economic base of downtown Perkasie.*

Plan	Programs & Projects		Main Street Program Year					5 Year	Responsibility Committee Organization or Task Force
			1	2	3	4	5		
Item #	Commonwealth's Fiscal Year								
	Organization's Fiscal Year		2026	2027	2028	2029	2030	Totals	
1	<b>Note: IKL= In Kind Labor</b>								Economic Vitality Committee
	Objective	Infill vacant properties with a diverse mix of business types that fit Perkasie's brand	I	o-m	o-m	o-m	o-m	0	
	Cost							\$0.00	
2									Economic Vitality Committee
	Objective	Develop walkability plan	P	P	I	o-m	o-m	0	
	Cost							\$0.00	
3									Economic Vitality Committee
	Objective	Enhance the arts & cultural activities in the commercial core	P	I	o-m	o-m	o-m	0	
	Cost							\$0.00	
4									Economic Vitality Committee
	Objective	Develop centralized support for businesses	I	o-m	o-m	o-m	o-m	0	
	Cost							\$0.00	
5									Economic Vitality Committee
	Objective	Implement fundraising plan	I	o-m	o-m	o-m	o-m	0	
	Cost							\$0.00	
			P	Planning	I	Implement	O-M	Ongoing / Main.	

## 7. Vision Statement and Transformational Strategy

### a. Community Vision Statement

While the marketing position statement defines how a brand is perceived by its target audience, the vision statement describes the long-term aspirations of an organization. From the community engagement exercise the recurring themes repeated for desires of the community were that the community wants to be perceived by the target audience as:

1. A vibrant hub for arts and culture.
2. Charming place to live with family friendly events and quaint housing.
3. A walkable community with access to trails.

The identified Vision statement toward economic development is:

*“For people seeking a walkable and small-town charm experience, Perkasie offers a unique, healthy-living blend of independent shops, diverse dining options, and a thriving arts and cultural scene, distinguishing itself from sprawling suburban areas by providing a community-focused and easily accessible historic environment. We strive to be the go-to destination for those seeking a friendly, engaging/vibrant downtown experience”.*

The Main Street Approach is centered around transformational Strategies. A transformational Strategy articulates a focused, deliberate path strengthening downtown. Transformational strategies should be a stretch, but they should also be realistic and should be based on the assets the downtown area currently has in place. Some ready to use strategies include “Catalyst Strategies” which are off the shelf Transformation Strategies that can be adapted to a wide variety of places and customized to local needs.<sup>1</sup> Some examples of catalyst strategies include:

- Agricultural economy
- Arts
- College Town
- Elder-Friendly + Aging in Place
- Ethnic specialties

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<sup>1</sup> <https://mainstreet.org/about/how-we-work/the-main-street-approach>

## Perkasie Borough – Economic Development Plan Update

- Knowledge Economy
- Recreation
- Tourism
- Placemaking, etc.

The top three (3) Transformational Strategies identified through community engagement are:

1. Enhance the arts and cultural activities/Placemaking.
2. Healthy Living / Recreation – this strategy capitalizes on existing regional resources such as trails/parks, identified as one of Perkasie “niche” activities, as well as the spas and fitness facilities in the Borough.
3. Business Activation and Development – activate current vacant sectors and support the growth of established businesses.

Some additional transformation strategies also identified included:

4. Maintaining Authenticity -preserving the historic integrity of existing buildings.
5. Town Center- Create a centrally located public/civic space.

The big picture goal we want to accomplish in downtown is to “**maintain authenticity.**”

### Conceptual Images



Photo credit Main Street CTS-5

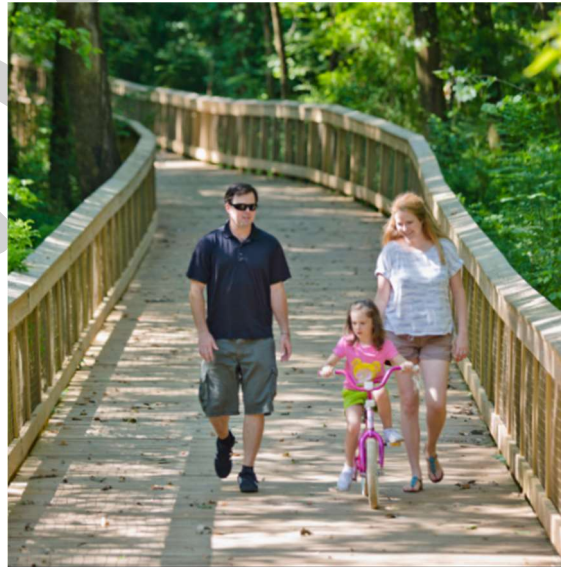


Photo credit: Main Street CTS-5





Photo credit: Google maps

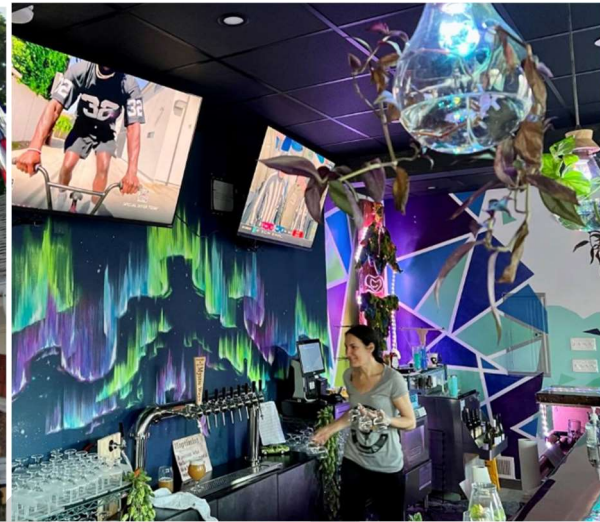


Photo credit: Mystic Brewing



Columbia MD Photo credit: Stephen Cherry Photography, LLC

- Supplemental Information

Arts involve all creative industries including film, music, dance, fine art, theatre, etc. Creative industry workers often keep odd hours, enlivening the district. Art often serves as a draw for



other types of business. If the transformational strategy is to become a hub for arts and culture, then example activities can include:

- Create a public arts strategy
- Pair artist with retailer for window displays
- Develop live/workspace.



Photo credit: Perkasie Borough

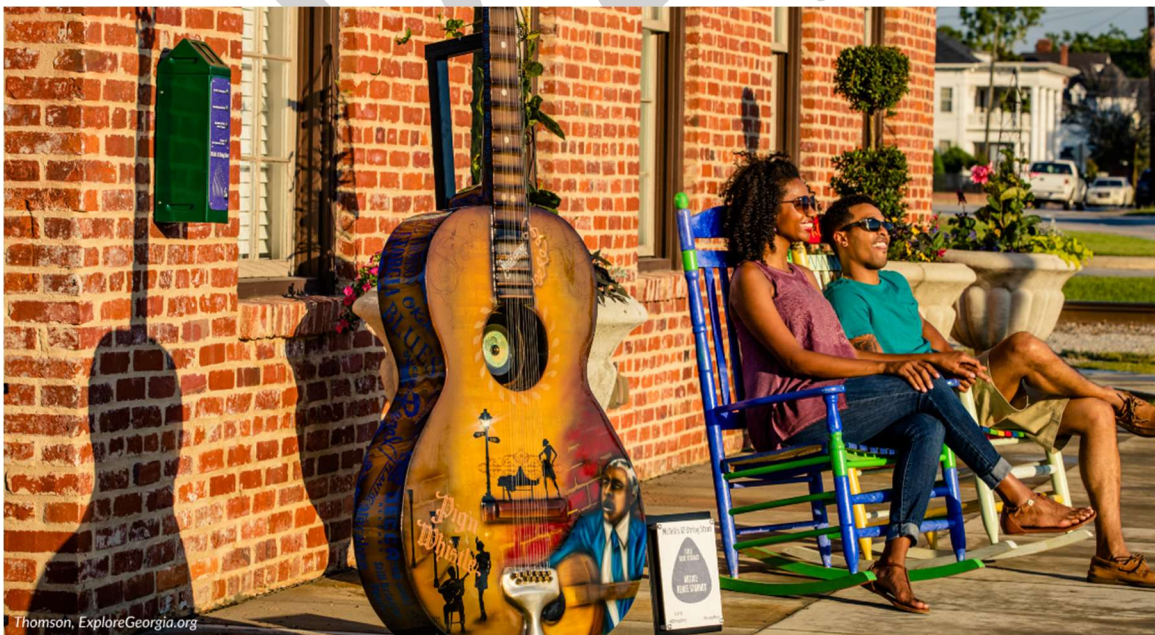


Photo credit: Thomson, ExplorGeorgia.org



# Borough of Perkasie

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P. O. Box 96 620 W. Chestnut St.  
Perkasie, Pennsylvania 18944

(215)257-5065  
Fax (215)257-6875

## MEMORANDUM

**To:** Perkasie Borough Planning Commission

**From:** Cassandra L. Grillo, CZO, BCO, Zoning Officer / Code Enforcement Administrator

**Date:** September 15, 2025

**Re:** Consideration of "Additional Dwelling Unit" as a New Use

### Purpose

The purpose of this memorandum is to introduce the concept of **Accessory Dwelling Units (ADUs)** for preliminary discussion. The Borough has received a growing number of phone calls and application submission regarding about constructing additions, converting existing accessory structures, or building new accessory structures (tiny homes) to create "in-law suites" or self-contained living spaces.

The Borough Zoning Ordinance does not currently list "Accessory Dwelling Units" as a defined use. This creates ambiguity for applicants and staff, as such proposals are often reviewed under provisions for accessory uses, residential conversions, or through Zoning Hearing Board applications for relief.

### Background: What Are ADUs?

An **Accessory Dwelling Unit (ADU)** is a secondary, self-contained dwelling unit located on the same lot as a principal single-family dwelling. ADUs typically includes independent living facilities such as a kitchen, bathroom, laundry and sleeping area.

Common ADU types include:

- **Attached Additions** – built onto the primary dwelling.
- **Conversions of Existing Structures** – garage apartments, attic or basement units, carriage houses. (Currently Regulated under Residential Conversion Use)
- **Detached Units** – new stand-alone buildings or accessory structures on the lot.

### Discussion Points

#### 1. Housing and Demographics

- ADUs can address housing needs for seniors, multigenerational families, and young adults.
- They may provide flexible and affordable rental opportunities.



## **2. Potential Benefits**

- Increased housing diversity and affordability.
- Options for aging in place and caregiver housing.
- Economic benefits through supplemental rental income and property values.

## **3. Potential Concerns**

- Impacts on neighborhood character, scale, and privacy.
- Parking demand and traffic.
- Infrastructure (water, sewer, stormwater) capacity.
- Enforcement challenges—ensuring ADUs remain secondary in scale and occupancy.

## **4. Key Regulatory Questions**

- Should the primary dwelling be owner-occupied?
- Should there be limits on ADU size (square footage or percentage of primary dwelling)?
- Should design standards apply (e.g., architectural compatibility)?
- How should parking requirements be handled?
- Should short-term rentals (Airbnb) be prohibited in ADUs?
- Should ADUs be permitted by right, or require conditional use approval?

## **Next Steps for the Commission**

- Provide initial feedback on whether the Borough should explore ADUs as a new zoning use.
- Identify any priority concerns or standards to guide potential ordinance drafting.
- Consider whether a pilot program, a specific zoning overlay, or a borough-wide amendment might be the way forward.
- Discuss whether community engagement (public workshop, survey) should precede ordinance drafting.

## **Comparative Ordinance Examples**

### **Warminster Township**

- Permits one accessory in-law dwelling per lot.
- Must be attached or within an existing accessory structure.
- Rentals prohibited; family occupancy required.
- Minimum lot size: 9,000 sq. ft.
- Exterior must retain single-family appearance.

### **Lower Southampton Township**

- In-law dwellings permitted only within the principal residence.
- Annual inspections and affidavits of family relationship required.
- Maximum size: 600 sq. ft.
- Parking: one space per bedroom.

### **Lansdale Borough**

- Requires **recorded deed restriction**.
- ADUs permitted only as part of the principal dwelling.
- Limited to family occupancy; rentals prohibited.
- Annual licensing and biannual inspections required.
- One additional off-street parking space required.

## West Chester Borough

- Broader housing policy intent: affordability, sustainability, housing diversity.
- ADUs allowed in detached, semidetached, and attached dwellings in specific districts.
- Size limited to 800 sq. ft., one bedroom, max of two occupants.
- May be rented if licensed.
- Detached ADUs permitted, with design standards and alley-facing treatments.
- U&O permit required, with renewal and inspections every three years.

## Side-by-Side Ordinance Comparison

Municipality	Where Allowed	Occupancy	Size Limit	Detached Allowed	Permit/Inspection	Parking
Warminster Twp.	Attached or existing accessory	Family only, no rent	Not specified	Only if lot $\geq 1.5x$ min	Health permit required	Not specified
Lower Southampton	Within principal dwelling only	Family only, no rent	600 sq. ft. max	No	Annual inspection & affidavit	1 space per bedroom
Lansdale Borough	Attached to principal only	Family only, no rent	Not specified	No	Recorded deed restriction; annual & biannual inspections	1 additional space
West Chester Borough	Detached, semidetached, attached (district-limited)	Rental allowed with license	800 sq. ft., 1 BR, 2 occupants	Yes, with design controls	U&O permit; inspection every 3 years	1 space; no street permits

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## Attachments:

- Warminster Township Ordinance Excerpt (Use 91 – Accessory In-Law Dwellings)
- Lower Southampton Township Ordinance Excerpt (Use 78 – Accessory In-Law Dwellings)
- Lansdale Borough Ordinance Excerpt (§ 405-1913 – Accessory Dwelling Units)
- West Chester Borough Ordinance Excerpt (Ord. No. 11-2023 – Accessory Dwelling Units)

**§ 27-1793. Use 91, accessory in-law dwellings. [Ord. No. 762, 5/7/2020; Ord. No. 777, 9/5/2024]**

1. Accessory in-law dwellings are permitted as accessory uses only for use in a single-family detached dwelling.
  - A. The minimum lot area of 9,000 square feet in which the dwelling is located is required for the principal dwelling in order to be eligible to add an accessory in-law dwelling.
  - B. A permit from the Bucks County Department of Health or other governmental agency with jurisdiction shall be required. Such permit shall indicate that the property can be served by either public sewers or by an adequate on-lot septic system prior to the issuance of a zoning permit.
  - C. Only one accessory in-law dwelling shall be allowed per lot. The accessory dwelling shall only be used as an in-law dwelling and shall not be used as a rental unit.
  - D. Accessory in-law dwellings shall be part of the principal residence or may be contained in an existing accessory structure such as a garage, provided that the garage or other structure is located within the building envelope for the district. No new separate structures on the same lot with the principal residence shall be permitted to be constructed for this use unless the principal use is located on a lot which has a lot size which is 1.5 times the minimum lot size required for that use in the district within which the principal residence is located.
  - E. Accessory in-law dwellings shall not be located in cellar or basement areas (an area having 1/2 or more of its floor-to-ceiling height below the average level of the adjoining ground), except where at least one wall of the accessory in-law dwelling is at grade level, with direct access to the outside from the accessory in-law dwelling.
  - F. There shall be no changes to the exterior of the residence which suggest that the dwelling unit is other than a single-family detached dwelling or which otherwise detract from the single-family character of the neighborhood.
  - G. The height of the accessory building to be used for the accessory in-law dwelling shall not exceed the height of the principal dwelling.
  - H. Occupancy of such use shall include only relatives of the family occupying the principal residence.

(11) Use 78, Accessory In-Law Dwellings. Accessory In-Law Dwellings are permitted as accessory uses only for single-family detached dwellings.

- (a) The minimum lot area for the use in the district in which the dwelling is located is required for the principal dwelling in order to be eligible to add an accessory in-law dwelling.
- (b) A permit from the Township shall be required, as well as an annual inspection.
- (c) Only one accessory in-law dwelling shall be allowed per lot.
- (d) Accessory in-law dwellings shall be part of the principal residence, provided that there is a door connecting the in-law suite to the remainder of the residence. No new separate structures on the same lot with the principal residence shall be permitted to be constructed for this use.
- (e) Accessory in-law dwellings shall not be located in cellar or basement areas (area having 1/2 or more of its floor-to-ceiling height below the average level of the adjoining ground), except where at least one wall of the accessory in-law dwelling is at grade level with direct access to the outside from the accessory in-law dwelling.
- (f) There shall be no changes to the exterior of the residence which suggest that the dwelling unit is other than a single-family detached dwelling or which otherwise detract from the single-family character of the neighborhood.
- (g) The height of the accessory building to be used for the accessory in-law dwelling shall not exceed the height of the principal dwelling.
- (h) Parking shall be provided for the in-law suite at the rate of one space per bedroom contained within the suite.
- (i) As a condition of the issuance of a permit from the Township for an accessory in-law dwelling, the owner of the property shall provide the Township with an affidavit confirming the relationship of the in-law dwelling tenant to the property owner and shall consent to an annual inspection by the Township as a part of the issuance of a permit. Failure to comply with this provision shall result in the denial/revocation of any requested or issued permit.
- (j) No accessory in-law dwelling shall exceed an aggregate of 600 square feet.

**§ 405-1913. Accessory dwelling units. [Added 2-21-2018 by Ord. No. 2018-1907]**

- A. Deed restriction. A property owner who wishes to establish an accessory dwelling unit shall prepare and record, with the Montgomery County Recorder of Deeds, a deed restriction in a form acceptable to the Borough Solicitor, containing the conditions set forth in this § 405-1913, Subsections A through L, which shall reflect that the property is encumbered with those specific conditions. The deed restriction must run with the land.
- B. Accessory use. Accessory dwelling units shall be permitted by right attached to or contained within single-family detached homes only. An accessory dwelling unit shall have neither a separate address nor a separate mailbox from that of the principal dwelling.
- C. The addition of an accessory dwelling unit to a principal dwelling unit shall not violate any of the dimensional requirements of this chapter with which the principal dwelling unit must comply.
- D. Separate entrance. Accessory dwelling units shall have a separate entrance than the principal dwelling's main entrance. The separate entrance for the accessory dwelling unit shall not face the street. If the property is a corner lot, the separate entrance for the accessory dwelling unit shall not face the same street that the principal dwelling's main entrance faces.
- E. Configuration. The principal and accessory dwellings must be attached and interconnected. The use of a connecting door is permitted, but shall remain accessible from both dwelling units at all times. The accessory dwelling unit shall not be located in a separate freestanding building joined to the principal dwelling by a corridor or breezeway. Any exterior changes to the principal dwelling to incorporate an accessory dwelling unit shall not detract from its appearance as a single-family detached dwelling as viewed from a street or another property.
- F. Ownership. The principal dwelling unit shall owner-occupied, and shall be the primary residence of the owner of the property.
- G. Limited occupancy.
  - (1) Occupants of an accessory dwelling unit shall be limited to the following family members of the occupants of the principal dwelling: parents, grandparents, step-parents, step-grandparents, and/or the spouse, sibling, or partner of one of those relatives.
  - (2) No more than two people shall occupy an accessory dwelling unit.
- H. Kitchen. A second kitchen with cooking facilities is permitted in the accessory dwelling unit portion of the principal dwelling when an accessory dwelling unit is established. However, the cooking facilities of the second kitchen shall be removed within six months after the living quarters is no longer occupied by the person(s) for whom the ADU was initially approved.
- I. Renting prohibited. The owner of the property shall not lease or rent an accessory dwelling unit as an apartment or separate dwelling unit.
- J. Permit. An accessory dwelling unit license to operate shall be required in order to use an accessory dwelling unit. Once the license is granted, it shall be renewed every year the occupant(s) reside(s) in the accessory dwelling unit. Such a permit runs with the owner of the

property.

- (1) The property owner shall submit an application and obtain an accessory dwelling unit license to operate by January 1 of every calendar year the accessory dwelling unit exists. The application shall certify whether the person(s) identified as the person(s) for whom the accessory dwelling unit was initially approved continues to occupy the accessory dwelling unit.
  - (2) The application must include names and family relationship of each resident of an accessory dwelling unit, as well as other information required by the Lansdale Department of Code Enforcement to ensure compliance.
  - (3) The property owner shall pay all Borough permit fees and County Recorder of Deeds recording fees at the time of issuance of the permit. Fees to the Borough must be paid as adopted by Borough resolution.
  - (4) The owner of the property on which an accessory dwelling unit is established shall reimburse the Borough for any expenses related to code enforcement related to the accessory dwelling unit.
  - (5) Biannual inspections are required to ensure compliance with this § 405-1913 and the International Property Maintenance Code, as adopted by the Borough.
  - (6) The property owner shall notify Lansdale Borough within 30 days of the date when the person(s) for whom the second kitchen with cooking facilities was installed discontinues full-time use of the accessory dwelling unit. The property owner shall surrender the license to operate issued by Lansdale Borough at the time of the owner's notification to the Borough that the premises are no longer occupied by the person(s) for whom the accessory dwelling unit license to operate was issued.
  - (7) Upon expiration of the license to operate, the premises shall revert back to its original status as a single-family dwelling unit without separate cooking facilities; the separate cooking facilities must be removed within six months after the living quarters is no longer occupied by the person(s) for whom the ADU was initially approved.
- K. **Parking.** An accessory dwelling unit requires one new, additional off-street parking space. However, creation of a new, off-street parking space is not required if the off-street parking available to the principal dwelling unit exceeds the number of spaces required for the principal dwelling unit by at least one space.
- L. **Utilities.** All utilities for the accessory dwelling unit must be routed through the principal dwelling.

I. Accessory dwelling units. **[Added 7-19-2023 by Ord. No. 11-2023]**

- (1) Specific intent. The purpose of this subsection is to allow accessory dwelling units on lots where single family dwellings are permitted. Council recognizes that allowing accessory dwelling units subject to the standards in this subsection may achieve some or all of the following benefits:
  - (a) Increase the supply of a more attainable and diverse type of housing not requiring government subsidies;
  - (b) Assist older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations;
  - (c) Provide opportunities to reduce segregation of people by race, ethnicity, and income that resulted from decades of exclusionary zoning;
  - (d) Provide homeowners with extra income to help meet rising ownership costs;
  - (e) Create a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living arrangement while remaining in his or her community;
  - (f) Increase security, home care and companionship for older or other homeowners;
  - (g) Reduce burdens on taxpayers while enhancing the local property tax base by providing a cost-effective means of accommodating development without the cost of building, operating and maintaining new infrastructure;
  - (h) Promote more compact urban growth, which reduces the loss of natural areas and resources, while limiting increases in pollution that contributes to climate instability; and
  - (i) Enhance job opportunities for individuals by providing housing nearer to employment centers and public transportation.
- (2) Eligibility. An ADU may be permitted as an accessory use to a single-family detached dwelling, single-family semidetached dwelling and single-family attached dwelling in the NC-1, NC-2 and TC Town Center Districts as identified in § 112-304B, subject to the conditions set forth in this section and all other applicable provisions of this chapter.
- (3) Standards for accessory dwellings. All ADUs must be in compliance with the following standards:
  - (a) One of the two dwelling units shall be occupied by the owner of the lot on which both dwelling units are located.
  - (b) There shall be no more than one ADU built on each lot.
  - (c) The floor area of an ADU shall be limited to a maximum of 800 square feet and shall contain no more than one bedroom.

- (d) A maximum of two people may reside in the ADU.
  - (e) An ADU that is rented or leased shall obtain a rental license and comply with all requirements of Chapter 66.
- (4) Dimensional requirements.
- (a) An ADU proposed within or attached to an existing structure shall be subject to all applicable residential dimensional requirements for the principal structure, except minimum lot area.
  - (b) A detached ADU shall not be located within any front or side yard and shall be subject to all applicable residential dimensional requirements for accessory structures, except maximum building height.
  - (c) The maximum building height for a detached ADU shall not exceed 24 feet. If an ADU is proposed for an accessory structure existing at the time of adoption of this subsection that is in excess of 24 feet, the height of the existing structure is considered the maximum height permitted.
- (5) Parking.
- (a) One off-street parking space shall be required for an ADU, in addition to those required for the principal dwelling.
  - (b) The residents of the ADU shall not be eligible for any on street parking permits issued pursuant to the Borough's Residential Parking Program.
- (6) The owner of the proposed ADU must obtain all necessary permits and approvals from the Borough's Wastewater Department prior to issuance of any building permit.
- (7) If an ADU is located within an accessory structure, such structure must be located on the same lot as the principal dwelling.
- (8) If an ADU is located within an existing single-family detached dwelling or attached dwelling, it shall have an entrance separate from the entrance to the primary dwelling. This entrance may not be a part of the front facade of the primary dwelling.
- (9) If an ADU is built within an accessory structure that is on a lot adjacent to an alley, the following design standards must be met:
- (a) The area between the front facade of the ADU and the alley shall be embellished with landscaping in the form of planters, planting beds, river jack stones or similar features and be maintained in a mud-free condition.
  - (b) The area adjacent to the cartway of the alley shall have stabilized edges formed by river jack stones, brick or other nonerosive surfaces.
  - (c) The front facade shall be detailed with features such as a pent eave roof above the front door or garage doors, eave roof pilasters and other like type architectural embellishments.



- (d) The front facade must have vertically proportioned windows, aligned windows on the facade and proportional massing.
  - (e) All accessory structures to the ADA, such as generators and electrical/mechanical systems and trash receptacles, shall be screened by walls or fencing complimentary to the material of the principal dwelling.
  - (f) The ADA shall be constructed of materials that are compatible with the materials used on the principal dwelling and shall be traditional building materials such as brick, stone, painted wood and slate or metal roofing.
  - (g) No parking shall be permitted in front of the ADU.
  - (h) If the ADU is located in the Historic District, it shall comply with the standards and criteria in § 112-504.
- (10) To ensure compliance with this chapter, an architectural plan shall be submitted as part of a building permit application, accurately drawn to scale, indicating the relationship and size of the two dwelling units, as well as parking areas and any proposed exterior alterations.
- (11) A use and occupancy permit shall be required prior to the occupancy of an ADU. The permit form, as provided by the Borough, and accompanying required fee shall be submitted by the property owner. An application to renew the permit shall be submitted annually prior to the intended continuation of occupancy. It shall be unlawful for the ADU to be occupied beyond the operative period of a permit. The ADU shall be subject to inspection by the Zoning Officer prior to issuance of the initial use and occupancy permit, and then at least once every three years thereafter while the dwelling unit is occupied, on or about the date of initial occupancy.