

Borough of Quakertown
Planning Commission Meeting

February 10, 2014

At

7:00pm at Borough Office

BOARD MEMBERS IN ATTENDANCE:

John Roth – Chairman - - *Absent from meeting*

Fred Tirjan – Vice Chairman

Cathy Gillahan - Secretary

Michael Orzel

William Kee

Michelle Scarborough

Philip Abramson

Ronald Heller

Michael Haywood

ALSO IN ATTENDANCE:

Ken Fretz – Zoning Officer

Cheryleen Strothers- Engineer of Cowan & Associates

Katherine Renner - Recording Secretary

PROCEEDINGS:

Meeting called to order at 7:00pm by Fred Tirjan, Vice Chairman.

REORGINATION:

Michelle Scarborough nominated John Roth as Chairman again with Ronald Heller to second the motion.

Ronald Heller nominated Fred Tirjan as Vice Chairman again with Michelle Scarborough to second the motion.

Michael Orzel nominated Cathy Gillahan as Secretary again with Ronald Heller to second the motion.

A role call was taken and each was unanimously voted in.

APPROVAL OF MEETING DATES:

Mr. William Kees motioned to approve the Meeting Dates with Michael Haywood to second the motion.

MINUTES:

The approval of December 09, 2013 meeting minutes was motioned made by William Kee, and Seconded by Michael Orzel and was unanimously carried to approve the December 09, 2013, minutes as written.

AGENDA:

Land Development for 97 Erie Avenue

Richard Stoneback, Engineer of Charles E. Shoemaker, Inc. on by half the applicant Richard Leasing and owner Atlantic Diversified, Inc., was present to brief the Planning Commission on the proposed plans to construct an 8,426 square-foot addition to an existing 890 square-foot building located on a 45,368 square-foot lot.

The plans indicate the propose development of an 8,426 square foot addition to the existing two story office building, for manufacturing and warehousing along with an installation of a parking lot of approximately 17 parking spaces to service the new addition.

The proposed building addition will meet the required 6-foot minimum side yard and with a portion of the building addition is proposed with the required front yardage. There is no frontage yard to determine the requirements due to not being an improved road but because of an easement, it is all shared by owners on Erie Avenue.

For the Loading area, we are proposing a 12 by 35 foot within the required font yard with a 6 foot reserved right-of-way, perpendicular to the shared driveway access. The Section 604.2 C, of the zoning ordinance states that each loading space shall be located entirely on the lot being served and be so

located that each space and all maneuvering room is outside of the required yard areas and right-of-ways. So it was decided to change the 17 parking spaces to 7 spaces and using the rest for service loading dock areas plus allowing for extra turn-around space in the parking lot itself for dumpster removal.

Also, let me point out that section 314.1.2.A of the Pedestrian-Oriented Mixed-use Overlay District (POMU) of the Quakertown Zoning Ordinance states that regardless of whether the overlay or underlying district is used to determine how a use is permitted. Normally design standards in accordance with 314.1.7 would apply but, since this section requires specific design standards for buildings with street frontage this property would not apply since there is no street frontage and is accessed by an access easement.

“Does the original building have a basement and will the new addition?” William Kees asked Mr. Drunkenmiller and he stated no basement in original and for the addition.

Mr. Ronald Heller indicated that since we received the Bucks County Planning Commission Report so late, that he wasn't sure if they could actually vote on this addition unless Cheryleen Strothers could testified to the report and indicating her approval of the building addition. Ms. Strothers verified that the Bucks County Planning Commission report was sent out late, plus she does recommend the proposal as long as some minor issues and changes, which she discussed with them prior to this meeting, were met and changes were made. Mr. Ronald Heller was satisfied with her answer and asked for a roll call vote.

Ms. Cathy Gillahan proceeded with the roll call as followed with a “YES” for an approval of the building addition:

Fred Tirjan – Vice Chairman:	Yes
Cathy Gillahan – Secretary:	Yes
Michael Orzel:	Yes
William Kee:	Yes
Michelle Scarborough:	Yes
Michael Haywood:	Yes
Ronald Heller:	Yes
Philip Abramson:	Yes

John Roth – Chairman - - Absent from meeting

It was a unanimous vote in agreement for the approval of the building addition.

Mr. Fred Tirjan asked if there was any old business to open up for discussion.

Mr. William Kees stated he had been having some issues with the wiring inside of his home and was having it upgraded. Mr. Kees came into the Zoning office and applied for the electric permit and he wanted everyone to know how happy he was with the efficiency and promptness with the Zoning Dept.

Mr. Fred Tirjan asked if there was any other old business to open up for discussion and if not then asked if someone would make a motion to adjourn the meeting.

A motion was made by Ms. Cathy Gillahan, seconded by Mr. Michael Orzel and was unanimously carried to adjourn the meeting.

The next regular meeting will be held on March 10, 2014.

Recording Secretary: *Katherine Renner*