

**BOYERTOWN PLANNING COMMISSION
MINUTES
October 24, 2019**

A meeting of the Boyertown Planning Commission was called to order at 7:00 p.m. by Chairman Charles Neubauer. Commission members present in addition to Mr. Neubauer, were William Hunter, Charles Fryer, Frank Deery, and Barry Christman.

Also present was Christopher Hartman, solicitor; Nicholas Szeredai, Spotts, Stevens, & McCoy; Susan Rice, STA Engineering, Inc., and numerous interested citizens.

Chairman Neubauer called for public comments on the agenda; no comments were forthcoming.

A motion to approve the minutes of the August 22, 2019 meeting of the Commission was made by Mr. Deery, second by Mr. Fryer, and approved.

The first order of business was review of the Preliminary/Final Plan of 201 North Washington Street BK Upholstery Holdings, LLC. The plan proposes the construction of a 9,200 square foot building on 201 North Washington Street, and a 12-foot wide connection to the building at 105 North Washington Street. The new building will be used for upholstery manufacturing and warehousing. Fourteen additional parking spaces are proposed and two loading docs are proposed to be directly accessed via North Washington Street. The tract is zoned Light Industrial.

Ms. Rice acknowledged receipt of the SSM, Inc. engineering review letter and the SDE, Inc. zoning review letter and acknowledged her agreement with all items noted in the letters. Ms. Rice further stated that the plan will be revised in accordance with the review letters.

Ms. Rice reviewed with the commission a request she submitted for a waiver from the Stormwater Management Ordinance, Section 165.20 which requires infiltration/groundwater recharge for all projects. The waiver of this requirement is requested because the site contains underlying soil contamination that will be addressed through PaDEP's Act 2 program. Ms. Rice noted that for this reason, infiltration is not recommended for this site. Mr. Szeredai noted his support of the waiver request.

Following discussion, Mr. Fryer made a motion, second by Mr. Hunter, to recommend Borough Council approve the waiver request. The motion was approved by the members.

Mr. Hunter then made a motion, second by Mr. Christman, to recommend Borough Council approve the BK Upholstery Holdings, LLC Preliminary/Final Plan conditioned upon compliance with all comments noted in the SSM, Inc. review letter dated October 21, 2019, and the SDE, Inc. review letter dated October 24, 2019. The motion was approved by the members.

Solicitor Hartman then reviewed with the commission a proposed amendment to the Boyertown/Colebrookdale/Pike Township Joint Zoning Ordinance requested by Colebrookdale Township. The amendment defines a congregate care facility, assisted living facility, and personal care home, and provides for those uses as a conditional use in the MDR Zoning District.

Mr. Chris Henderson, of Hollenbach Construction, was recognized and he reviewed with the commission a plan to construct a retirement community on the former Moser Farm, Swamp Creek Road, in Colebrookdale Township. Following review and discussion, a motion was made by Mr. Fryer, second by Mr. Deery, to recommend that Borough Council send the proposed amendment to the Joint Planning Commission for review. The motion was approved by the members.

There being no further business to discuss, a motion to adjourn the meeting at 7:40 p.m. was made by Mr. Hunter and seconded by Mr. Christman. The next meeting of the Planning Commission is scheduled to be held on Tuesday, November 26, 2019.

Respectfully submitted,

Patricia A. Loder
Borough Secretary