

BOYERTOWN PLANNING COMMISSION
MINUTES
September 8th, 2009

A meeting of the Boyertown Planning Commission was called to order at 7:00 p.m. by Chairwoman Jane Crowe. Commission members present in addition to Mrs. Crowe, were Charles Neubauer, Victor Prutzman, Raynard Spaide, and Charles Fryer.

Also present were Patricia Spaide, Borough Manager; Bethany Emkey, solicitor; Bob Schellhamer, Spotts, Stevens & McCoy, Inc., John Aston, Aston Surveyors and Engineers, Inc., Michael Hartman, McCarthy Engineering, Jane Bause, and a concerned citizen.

A motion to approve the minutes of the July 15, 2009 meeting of the Commission was made by Mr. Spaide, seconded by Mr. Neubauer, and approved.

Mrs. Crowe then recognized Mr. Aston who reviewed with the members the Bause's Drug Store Land Development Plan. The plan proposes to install a drive-thru window at the back of the drug store which is located at 42 East Philadelphia Avenue. The drive thru would be accessible through the Inner Core Parking Lot. The developer engineer and the Planning Commission engineer have been working to determine if the proposal is plausible due to concerns regarding drainage patterns, slopes of the new driveway, and revised slopes and traffic patterns in the Inner Core Parking Lot. Following review of information provided by the developer's engineer, it is the opinion of the Planning Commission engineer that the design proposed can function properly. The commission engineer further noted that additional details are still needed in order to fully complete the Land Development Plan review process; however, based on information provided, the engineer believes that if the borough desires to allow modifications to the Inner Core Parking Lot to accommodate the drive up window, then an agreement between the borough and the applicant should be prepared and executed. Following execution of the agreement, the applicant can proceed to the Preliminary/Final Land Development Plan.

Following discussion, Mr. Spaide made a motion stating that the commission is in agreement that the plan is technically feasible. The motion was seconded by Mr. Neubauer and approved by the members.

Mr. Neubauer then made a motion, seconded by Mr. Spaide, to recommend that Borough Council negotiate a lease agreement with the applicant to allow modifications to the Inner Core Parking Lot to accommodate the Bause's Drug Store Drive Thru window. The motion was approved by the members.

Mr. Fryer then made a motion, seconded by Mr. Neubauer, to support the appeal to the Zoning Hearing Board for a variance. The motion was approved by the members.

Mrs. Crowe then recognized Michael Hartman of McCarthy Engineering concerning review of the Boyertown Medical Center expansion. The plan proposes to develop an addition to an existing medical office building at 23 North Walnut Street and provide additional parking.

Discussion was held on the plan and it was noted that the Zoning Officer will render an opinion concerning the need for a special exception in accordance with Section 196-16A (16) (d) of the Zoning Ordinance. Mrs. Spaide advised Mr. Hartman that the Zoning Officer would provide him with a written opinion on the matter.

Mr. Neubauer suggested the installation of a fire hydrant on the property in the area close to the proposed refuse area. Mrs. Spaide will review this matter with Severn Trent and The Pidcock Company.

It was also noted that the expansion will fall within the existing water main easement. The solicitor will review the easement and make a recommendation.

There being no further business to conduct, a motion to adjourn the meeting at 7:45 p.m. was made by Mr. Prutzman and seconded by Mr. Spaide. The next meeting of the Planning Commission is scheduled for October 13th, 2009 at 7:00 p.m.

Respectfully submitted,

Patricia A. Spaide
Borough Secretary