

**Boyertown Planning Commission**  
**Minutes**  
**04-14-2009**

Present were commission members Chairperson Jane Crowe, Vice Chair Charles Neubauer, member Victor Prutzman, Engineer Bob Schellhamer, and Solicitor Bethany Emkey.

Also in attendance were George Conrad, Robert Powell, Eric Frey representing the Keystone Fire Company, John Aston from Aston Surveyors representing both The Keystone Fire Company and the Loeper Subdivision, and a private citizen.

The meeting was called to order by Chair Jane Crowe and hearing no public comments on the agenda Charles Neubauer motioned and Victor Prutzman seconded the motion to approve the minutes of the March 23, 2009 meeting. Motion Passed.

The Chair then recognized the attendees representing the Keystone Fire Company parking lot plan. Eric Frey from Attorney E. Kenneth Nyce's office spoke on behalf of the Fire Company requesting support from the Planning Commission to the Zoning Hearing Board for approval of the variance for the proposed parking lot. Mr. Aston from Aston Surveyors presented the Commission Members with an updated copy of the proposed lot for review. Discussion ensued regarding the placement of trees along the north side of the lot adjacent to the townhouses along Schaeffer St. There was also discussion regarding the placement of street trees along the Walnut Street side of the parking lot. The plan currently calls for a row of trees on the proposed property line on the north side along the paper alley. The Fire Company currently maintains the grass along this alley to the fences along the private residences on Schaeffer St. Mr. Powell commented that he spoke with Borough Manager Pat Spaide and she stated that the Fire Company could take ownership of the paper alley if it was vacated by the Borough. This was similar to the one that was vacated when their building was constructed. If this paper alley is vacated the Fire Company will move the row of trees closer to the residences to assist in blocking the noise and light from the lot and make it easier to maintain the grass around the trees.

It was also pointed out that the retaining wall to be constructed along the Property line will be changed from one tall wall to a two tiered wall which will also include plantings between the two walls. This was done to lower the grade of the lot to 5% as requested by the Zoning Hearing Board. It was also discussed about lighting the parking lot. George Conrad stated that lights will be added on the building which will shine across Walnut Street and illuminate the parking lot. This type of lighting is done on the other lot on the side of their building along Spring St. Mrs. Crowe was concerned about the lights shinning into the residences but was assured that the trees along the property line will shield this light.

Mr. Frey also stated that there is still 30% open space on the lot after the construction of the parking area even without the vacating of the paper alley. He also showed how the pedestrian traffic pattern was changed to eliminate the patrons from possibly walking through the drainage basins along Walnut St which are now eliminated do to the redesign of the lot.

Board Member Neubauer stated that he was going to abstain from voting due to his involvement in the fire service but supports the proposed lot plan. A motion was made by Member Prutzman and seconded by Member Crowe for the Borough Solicitor to draft a letter of support from the Planning Commission to the Zoning Hearing Board in favor of the plan as presented to the Planning Commission on April 14, 2009. Motion Carried.

Mr. Aston from Aston Surveyors presented the plans for the Loeper Subdivision on West Fifth St. He stated there is a potential buyer for the proposed plan and is seeking final approval to go to Borough Council. It was discussed that all the items in the April 2, 2009 review letter from Spotts/Stevens/McCoy were met. A discussion ensued about Item 9 regarding crossover agreements for the property owners for maintenance of the seepage beds straddling property lines. A motion was made by Member Neubauer and seconded by Member Prutzman to recommend Conditional Final Plan Approval to Borough Council, conditioned upon entering into an Improvements Agreement; recording Plan sheet #3 with storm water notes; developer's submittal of cross easements for seepage beds and subsequent review by Borough Solicitor; and entering into a Stormwater Agreement. Motion Passed.

Under the public comments the private citizen thanked all Board Members for serving and showing sincere concern regarding the issues brought in front of them.

A motion was made by Member Prutzman and seconded by Member Neubauer to adjourn. Motion carried.

Respectfully submitted,

Charles Neubauer  
Commission Member