

BOYERTOWN PLANNING COMMISSION
MINUTES
June 9, 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, and Raynard Spaide. Victor Prutzman was absent.

Also present were Patricia Spaide, Borough Manager; Bethany Emkey, solicitor; Kelly Moughalian, Spotts, Stevens & McCoy, Inc., John Aston, Aston Surveyors and Engineers, Inc., Jane Mellott, owner Bause's Drug Store, and a concerned citizen.

A motion to approve the minutes of the April 14th, 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 a land development plan for Bause's Drug Store which proposes to install a drive-thru window at the back of the building accessible through the Borough's Inner Core Parking Lot. The drug store is located at 42 East Philadelphia Avenue.

Ms. Emkey noted that zoning relief is required because Section 196-7 B of the Zoning Ordinance states that an accessory use must be conducted on the same property as the primary use. The drive-thru lane will be located on property owned by the Borough. Ms. Emkey further noted that in accordance with the Zoning Ordinance an appeal may only be filed by a landowner or tenant with the permission of the landowner. Therefore, the borough and Mrs. Mellot will have to finalize a lease agreement prior to Mrs. Mellot filing an appeal application. Discussion of a lease agreement can be undertaken at the July 6th meeting of Borough Council.

Discussion was held on the engineering review letter. Mr. Aston noted that the lighting detail will be shown on the plan. Regarding the comments concerning traffic signage, slope and drainage issues, Mr. Aston suggested a site meeting to discuss these issues. All agreed and a site meeting will be scheduled.

The commission took no action concerning the plan pending the outcome of the site meeting and possible revisions to the plan. Revisions will be reviewed by the commission at the July 14th meeting.

Mrs. Crowe called for public comment and recognized Mr. Leister who suggested the borough should sell the land to Mrs. Mellot for one dollar.

There being no further business to conduct, a motion to adjourn the meeting at 7:50 p.m. was made by Mr. Neubauer and seconded by Mr. Spaide. The next meeting of the Planning Commission is scheduled for July 14th, 2009 at 7:00 p.m.

Respectfully submitted,

Patricia A. Spaide
Borough Secretary