

**BOYERTOWN PLANNING COMMISSION  
MINUTES  
July 15, 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; Bob Schellhamer, Spotts, Stevens & McCoy, Inc., John Aston, Aston Surveyors and Engineers, Inc., and a concerned citizen.

A motion to approve the minutes of the June 9<sup>th</sup>, 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 Keystone Fire Company Land Development Plan. The intent of the plan proposes to develop a parking lot for the existing Keystone Fire Company which is located on the opposite side of North Walnut Street. Mr. Aston noted that a variance from Section 196-14 A was granted by the Zoning Hearing Board to allow construction of a parking lot in the R-2 One and Two Family Residence Zoning District.

Mr. Aston reviewed with the commission a request for waivers from the following sections of the Subdivision and Land Development Ordinance: Section 4.3538 requiring sidewalk along North Walnut Street; Section 4.35495 requiring lighting of the tract; Section 5.555 requiring the driveway and access-way minimum width standard for a non-residential driveway of 24'; and section 7.34 requiring shade trees along North Walnut Street.

Following discussion of the waiver requests a motion was made by Mr. Spaide, seconded by Mr. Neubauer, to recommend that Borough Council approve the above stated waiver requests as outlined in a letter to the Borough dated June 12, 2009. The motion was approved by the membership present.

Discussion was held concerning storm water runoff from the proposed parking lot that is not being directed to an underground infiltration bed and will therefore enter the adjoining property. The engineers' review letter recommended the installation of curbing along the northeast side of the proposed driveway to eliminate this problem. The commission members and solicitor expressed concern about the installation of curbing along the driveway because the driveway crosses a paper alley over which other adjoining property owners may have rights. As an alternative it was suggested that a catch basin be installed at the driveway to capture the water. Mr. Aston agreed to revise the drawing to reflect this recommendation.

Ms. Emkey advised Mr. Aston that she will provide him with indemnification language to be included on the plan concerning the paper alley.

Following all discussion, a motion to recommend that Borough Council approve the Keystone Fire Company Land Development Plan subject to compliance with all comments discussed at the July 15<sup>th</sup> meeting of the Commission and in accordance with

July 15, 2009

Page/2

the Spotts, Stevens & McCoy, Inc. review letter dated July 7<sup>th</sup>, 2009 was made by Mr. Neubauer and seconded by Mr. Spaide. The motion was approved by the membership present.

There being no further business to conduct, a motion to adjourn the meeting at 7:30 p.m. was made by Mr. Neubauer and seconded by Mr. Spaide. The next meeting of the Planning Commission is scheduled for August 11<sup>th</sup>, 2009 at 7:00 p.m.

Respectfully submitted,

Patricia A. Spaide  
Borough Secretary