

**District Township Planning Commission
Business Meeting
April 1, 2021**

Call to Order

The business meeting of the District Township Planning Commission was held on April 1, 2021 at the Township Municipal Building, 202 Weil Road, Boyertown, PA 19512.

Piper Sherburne called the meeting to order at 7:06 p.m. In attendance were Planning Commission members Piper Sherburne, Louis Farina, Michael Carr, John Burger and Ron Leibowitz. Solicitor Chris Garrell was present as well as Engineer Jessica Adams. Secretary Elaine Schwien was present. John Aston of Aston Surveyors/Engineers attended. Residents Rodney and Pamela Luft also attended.

*COVID-19 – conference call option, facial covering and social distancing.

Minutes

A motion was made by Mr. Farina, seconded by Mr. Leibowitz, to approve the minutes of March 4, 2021 Business Meeting as written. All in favor.

Correspondence:

- JRP Luft Minor Subdivision Preliminary/Final Plan
 - LTL; Revised Plan review letter – 3/25/21
 - Boyd & Karver; Draft Declaration of Easement – 3/17/21

Current Plans:

- JRP Luft Minor Subdivision Preliminary/Final Plan - 90 day review clock started 12/3/20 with administratively complete submission (expiration 3/2/21). Extension of Time recommended by PC and accepted by BOS until 6/18/21. Revised Plans were received 2/25/21, less than 14 days prior to the March PC meeting. The Revised Plans will be reviewed at the April PC meeting.

Declaration of Easement (proposed shared driveway) – Solicitor Garrell noted some typographical errors to be cleaned up. He also indicated from conversation with Mr. Weber of LTL Consultants, a note should be added that if future stormwater facilities are developed in the easement area, the owner of Lot 2 is responsible for the construction and maintenance of those facilities. Solicitor Garrell also suggested a more focused Exhibit A or “closer in” supplement, unless satisfied with the metes and bounds description of Exhibit B.

Ms. Adams directed a review through the comments of the LTL letter dated 3/25/21.

Key points:

- A written request has been submitted to defer the submission of fully designed stormwater management plans for Lot 2 to future owners as part of the building permit process.

- The deed for Lot 2 must include language documenting that the lot is not approved for the installation of a sewage disposal system unless and until sewage facilities planning is submitted to and approved by District Township and PaDEP.
- A waiver of the Wetlands Study has been requested since no development or construction is proposed through the wetlands; existing driveway would be utilized.

Mr. Carr made a motion to recommend to the Board of Supervisors a Waiver of the Wetlands Study (in accordance with Section 407). Seconded by Mr. Farina. All in favor.

Mr. Farina made a motion to recommend to the Board of Supervisors a Waiver of the Stormwater Management Plans for Lot 2 (in accordance with Section 403.D.11 & 15). Seconded by Mr. Carr. All in favor.

Mr. Farina made a motion to recommend to the Board of Supervisors approval of the JRP Luft Minor Subdivision Plan subject to the LTL letter of 3/25/21 and the comments therein. Seconded by Mr. Leibowitz. All in favor.

New Plans: None.

Old Business:

- **Proposed Unsafe Property Maintenance Ordinance**

The Planning Commission began with a marked up copy provided by Mr. Carr which removed the structural portions from the sample ordinance. With the removal of this language it is now more of a rubbish and waste ordinance. The Planning Commission discussed again the nature of complaints being received and whether structural concerns should be addressed in this proposed ordinance. Again the general conclusion was complaint driven, regarding trash and rubbish, and not building maintenance. The request was made for Solicitor Garrell/Orlando Law to prepare a cleaned up version for the next Planning Commission meeting. Further discussion was tabled until such time.

New Business: None.

Public Participation: None further.

Adjournment

With no further business to come before the Planning Commission, a motion was made by Mr. Farina, seconded by Mr. Burger, to adjourn the business meeting at 8:12 p.m. All in favor.

Respectfully submitted,

Elaine Schwien
District Township Planning Commission Secretary