

**District Township Planning Commission  
Business Meeting  
December 1, 2022**

**Call to Order**

The business meeting of the District Township Planning Commission was held on December 1, 2022 at the Township Municipal Building, 202 Weil Road, Boyertown, PA 19512. Piper Sherburne called the meeting to order at 7:00 p.m. In attendance were Planning Commission members Piper Sherburne, Louis Farina, Michael Carr, and Ronald Leibowitz. Solicitor Chris Garrell was present as well as Engineer Jessica Adams. Secretary Elaine Schwien was present. Assistant Secretary Kim Schroeder was present. Robert Hain of Berks Surveying & Engineering attended. Residents Paul Meitzler, Bruce Bales and Sherry Stauffer also attended.

**Agenda**

The December 1, 2022 business meeting agenda was posted to the District Township website and municipal building on 11/29/2022.

**Minutes**

A motion was made by Mr. Leibowitz, seconded by Mr. Carr, to approve the minutes of April 7, 2022 Business Meeting as written. All in favor.

**Correspondence:**

- LTL Consultant: Meitzler Annexation Plan – review letter 11/18/2022
- BCPC: Meitzler Annexation Plan – review letter 11/22/2022

**Current Plans:** None.

**New Plans:**

- **Meitzler Annexation Plan**

A motion was made by Mr. Carr, seconded by Mr. Leibowitz, to formally accept the plan retroactive to 11/3/22 for review. All in favor.

Mr. Garrell stated if Lot 1 were to be used for residential, it would have to be reviewed by a subsequent ZHB at that time. Ms. Sherburne pointed out the discrepancy in the transcript from the ZHB meeting which states that Lot 1 is not for building a residence now, past, present or future. The PC board is concerned that this is setting a precedence to other landowners plus a future ZHB may grant residence for Lot 1. Mr. Garrell stated that what is in the written Decision is what is important now, not what is in the transcript of the meeting. The Decision was signed by the ZHB members and the PC should consider what the Decision says when voting to accept or not accept the Meitzler Annexation Plan.

Mr. Meitzler owns an adjoining piece of property. The Planning Commission suggested combining proposed Lot 1 with Mr. Meltzer's adjoining property, which would eliminate Lot 1, while enlarging Lot 2 to include the septic area now located on Lot 1. Mr. Meitzler stated that he may consider moving the lot line in the future, but not presently. Mr. Hain said why pay to annex Lot 1 to Mr. Meitzler's lot not on this plan, when he may sell Lot 1 to Mr. Bales in the future.

Ms. Adams covered the Final Plan Subdivision Review Checklist and stated the project name should be changed to Final Plan. She also went over the LTL review letter.

A motion was made by Mr. Carr, and seconded by Mr. Leibowitz, that we recommend to the supervisors that the plan not be approved in its current form because Lot 1 is made more non-conforming than it was previously and that problem can be remedied by merging the residue of Lot 1 into the Meitzler property.

**Old Business:** Need additional Planning Commission member. A discussion ensued on changing the day the PC meets during the 1<sup>st</sup> week of the month to possibly acquire a new board member. It will be discussed at the Reorganization Meeting on January 5, 2023 while considering the availability of LTL and the Solicitor.

**New Business:** None.

**Public Participation:**

**Adjournment**

With no further business to come before the Planning Commission, a motion was made by Mr. Farina, seconded by Mr. Leibowitz, to adjourn the business meeting at 7:41 p.m. All in favor.

Respectfully submitted,

Kim Schroeder  
District Township Planning Commission Secretary