

District Township Planning Commission
BUSINESS MEETING
May 3, 2023

Call to Order

The BUSINESS meeting of the District Township Planning Commission was held on May 3, 2023 at the Township Municipal Building, 202 Weil Road, Boyertown, PA 19512. Piper Sherburne called the meeting to order at 7:03 p.m. In attendance were Planning Commission members Piper Sherburne, Louis Farina, Michael Carr, and Ronald Leibowitz. Planning Commission member Eric Strauss was not present. Secretary, Kim Schroeder was present. Also present were solicitor, Eugene Orlando and engineer, John Weber. Resident, John Chenosky attended.

Agenda

The May 3, 2023 BUSINESS meeting agenda was posted to the District Township website and municipal building on 5/2/23.

Minutes

A motion was made by Mr. Leibowitz, seconded by Mr. Farina, to approve the minutes of the April 5, 2023 Business Meeting. All in favor.

Correspondence:

- BCPC Future Project Inquiry – A decision was made to have Ms. Schroeder follow the link on the email correspondence and print out the information for our June meeting.
- BCPC E-Flash

Current Plans: None

New Plans: None

Old Business:

Ms. Sherburne stated that definitions that are in common within the Zoning Ordinance and SALDO should be consistent. We started with these common definitions. After completing them, we will review the remaining definitions in the SALDO. Based on recommendations by the Engineer and the Solicitor, the Planning Commission made tentative proposed changes to definitions in the SALDO between **Access Drive** and **Hardship**. Definitions in the SALDO were taken from the Zoning Ordinance, SALDO, MPC or were amended by Mr. Weber, Mr. Orlando, and the PC members through discussion. Ms. Schroeder will edit the SALDO to reflect these changes. We will continue updating the definitions at our June 7, 2023 meeting.

The following are the updates we made to the SALDO definitions:

Accessory Structure: Zoning Ordinance definition

Accessory Use: stays as written – same as Zoning Ordinance

Agriculture or Agricultural Purposes: stays as written

Block: Zoning Ordinance definition

Building: Zoning Ordinance definition

Building Accessory: stays as written

Building, Attached: A building consisting of three or more units each of which has a wall or portion thereof in common with an adjacent unit. **(amended)**

Building, Detached: stays as written – same as Zoning Ordinance

Building, Principal: a building or structure which is designed, intended, constructed, or used to conduct the principal use on a lot on which it is located. **(amended)**

Building Area: stays as written

Building Coverage: stays as written

Building Setback Line: Zoning Ordinance definition

Front Setback Line: The line nearest the front of and across a lot establishing the minimum open space to be provided between the front lot line of buildings and structures and the street line of front lot line of a flag lot. **(amended)**

Side Setback Line: stays as written

Rear Setback Line: stays as written

Cartway (Roadway): stays as written – same as Zoning Ordinance

Comprehensive Plan: stays as written

DEP: stays as written

Developer: stays as written

Development: Deleted

Development Plan: the provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase “provisions of the development plan” when used in this act shall mean the written and graphic materials referred to in this definition. **(MPC - added)**

Dwelling: stays as written

Dwelling Unit: stays as written

Easement: **Amending at June meeting**

Easement of Access: **Amending at June meeting**

Flood Plain: Zoning Ordinance definition

Grade Finished: stays as written – same as Zoning Ordinance

Hardship: the governing body or the planning agency, if authorized to approve applications within the subdivision and land development ordinance, may grant a modification of the requirements of one or more provisions if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed. **(512.1A MPC keeping in definitions or moving to Section 309A? or keeping in both?)**

New Business: None

Public Participation:

Mr. Chenosky suggested how we might want to proceed in updating the SALDO.

Adjournment:

With no further business to come before the Planning Commission, a motion was made by Mr. Carr, seconded by Ms. Sherburne, to adjourn the BUSINESS meeting at 8:04 p.m. All in favor.

Respectfully submitted,

Kim Schroeder
District Township Planning Commission Secretary