

District Township Planning Commission
BUSINESS MEETING
June 7, 2023

Call to Order

The BUSINESS meeting of the District Township Planning Commission was held on June 7, 2023 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, Ronald Leibowitz, and Eric Strauss. Secretary, Kim Schroeder was present. Also present were solicitor, Chris Garrell and engineer, John Weber.

Agenda

The June 7, 2023 BUSINESS meeting agenda was posted to the District Township website and municipal building on 6/6/23.

Minutes

A motion was made by Mr. Carr, seconded by Mr. Leibowitz, to approve the minutes of the May 3, 2023 Business Meeting. All in favor.

Correspondence:

- The Berks County Greenway, Park, and Recreation Plan – A decision was made to have Ms. Schroeder inquire if there are maps with roads, what part of District Township is being connected to where and what is needed from District Township?
- BCPC E-Flash

Current Plans: None

New Plans: None

Old Business:

The Planning Commission made tentative proposed changes to definitions in the SALDO between **Hardship** and **Watershed**. Definitions were taken from the Zoning Ordinance, SALDO, MPC or were amended by Mr. Weber, Mr. Garrell, and the PC members through discussion. Ms. Schroeder will edit the SALDO to reflect these changes. The following definitions still need to be revised: **Easement, Easement of Access, Hardship, and Wetland Delineation**. We will begin updating SALDO Article III – Plan Processing Procedures at our July 5, 2023 meeting.

The following are the updates made to the SALDO definitions during our June meeting:

Hardship: A peculiar condition or circumstance pertaining to the land in question that makes literal enforcement of one or more provisions of this ordinance an undue or unreasonable burden. (**Revising further**) Supplemental Sheet

Health Officer: Removed

Hydric Soil: Soils developed under conditions sufficiently wet to support the growth and regeneration of hydrophytic vegetation and soils that are saturated, flooded, or ponded long enough during the growing

season to develop anaerobic conditions (an anaerobic situation is one in which molecular oxygen is absent) in the upper part. (Zoning Ordinance)

Impervious Surface: Those surfaces that do not absorb rain. All buildings, including roof overhangs, parking areas, driveways, roads, sidewalks, and such areas as those in concrete, asphalt and compacted stone/aggregate shall be considered impervious surfaces within this definition. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classed as impervious surfaces. (SALDO-edited)

Improvements: stays as written – same as Zoning Ordinance

Land Disturbance Activity: Removed

Land Disturbance Plan: Removed

Landowner: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land. (added) Supplemental Sheet

Landscaping: stays as written

Lot: A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit. (added) Supplemental Sheet

Lot Area: Removed

Lot, Corner: stays as written – same as Zoning Ordinance

Lot, Flag: A lot wherein the sole means of access to a public street is by an access strip that does not meet required minimum lot width at the street and the main portions of which are separated from the street by another lot or tract. (Zoning Ordinance)

Lot Line: Lines forming the front, rear, and sides of a piece of property. (Supplemental Sheet)

Lot Line, Front: The lot line abutting the street; on a corner lot or reverse frontage (through) lot, each lot line which abuts a street; on a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained. (Supplemental Sheet)

Lot Line, Rear: A lot line which does not intersect a front lot line and is most distant from, and most parallel to, a front lot line. (Supplemental Sheet)

Lot Line, Side: Any lot line that is not a front or rear lot line. (Supplemental Sheet)

Lot Size: The area of land contained within the limits of the property lines bounding that area excluding: (added) (Supplemental Sheet)

A. Areas within an existing or proposed, public or private, easement of right-of-way: and

- B. The access strip of a flag lot, floodplains, wetlands, watercourses, and slopes 25% and over.
Edited (Supplemental Sheet)

Old Field: Removed

Open Space: Required ground surface upon which no dwelling or accessory uses thereto may be constructed and upon which no loading and parking areas are or shall be permitted. Open space may include, but is not limited to: lawns, walkways, active and passive recreation areas, playgrounds, wooded areas, and watercourses. (Supplemental Sheet)

Open Space, Passive: Removed

Owner: See Landowner

Parking Area: Removed

Parking Lot: An off-street surfaced area designed solely for the parking of motor vehicles, including: driveways, passageways, and maneuvering space appurtenant thereto. (Zoning Ordinance)

Parking Space: stays as written

Planning Commission or Township Planning Commission: stays as written – same as Zoning Ordinance

Principal Building: stays as written – same as Zoning Ordinance

Principal Use: stays as written – same as Zoning Ordinance

Septic Tank: stays as written – same as Zoning Ordinance

Setback: The minimum required distance from a lot line to the part of the building nearest to such a lot line. (Zoning Ordinance)

Sewage Enforcement Officer: stays as written – same as Zoning Ordinance

Single Family Detached Dwelling: stays as written

Stream: A natural drainage way having defined bed and banks that supports aquatic life including, but not limited to, fish, reptiles, and macroinvertebrates.

- A. Stream, Exceptional Value: A stream that has been designated by DEP as containing exceptional value waters.
- B. Stream, Intermittent: A stream that alternately contains and is empty of water.
- C. Stream, Perennial: A stream that contains water throughout all seasons of the year. (SALDO + Supplemental Sheet)

Street: A public (dedicated) or private (undedicated) right-of-way, excluding driveways, intended for use as a means of vehicular and pedestrian circulation to provide access. The word "street" includes street, avenue, boulevard, thoroughfare, road, highway, freeway, parkway, lane, alley, service street or other similar terms. Streets are further classified according to the function they perform in accordance with the following: (Supplemental Sheet)

Street Line: stays as written

Timbering (Timber Harvesting): The cutting down and removal of trees and logs. (SALDO–edited)

Township: stays as written – same as Zoning Ordinance

Township Planning Commission: stays as written – same as Zoning Ordinance

Watercourse: stays as written

Removed: Watercourse, Exceptional Value
Watercourse, Intermittent
Watercourse, Perennial

Wetlands: stays as written

Woodland: A tree mass or plant community in which tree species are dominant or co-dominant, the branches of the trees form a complete, or nearly complete, aerial canopy. For the purposes of this Ordinance, the extent of any woodland plant community or any part thereof shall be measured from the outer-most drip line of all the trees in the community. Woodland shall include any area where timber has been harvested within the previous three years and/or woodland disturbance has occurred within the previous three years which would have met the definition of woodland prior to timbering or disturbance. Woodlands do not include orchards. (Zoning Ordinance)

Zoning Map: stays as written – same as Zoning Ordinance

Zoning Ordinance: stays as written – same as Zoning Ordinance

New Business: None

Public Participation: None

Adjournment:

With no further business to come before the Planning Commission, a motion was made by Mr. Farina, seconded by M. Strauss, to adjourn the BUSINESS meeting at 8:18 p.m. All in favor.

Respectfully submitted,

Kim Schroeder
District Township Planning Commission Secretary