



**DISTRICT TOWNSHIP PLANNING COMMISSION  
BUSINESS MEETING MINUTES  
February 4, 2026**

**Call to Order**

The BUSINESS meeting of the District Township Planning Commission was held on February 4, 2025, at the Township Municipal Building, 202 Weil Road, Boyertown, PA 19512. Piper Sherburne called the meeting to order at 7:04 p.m. In attendance were Planning Commission Chair Piper Sherburne, members Michael Carr and Eric Strauss. The Township Engineer Mr. Weber, Township Solicitor Mr. Orlando and Secretary Jen Sauerwald were also present. Lou Farina and Ron Leibowitz were absent.

**Agenda**

The February 4, 2026 BUSINESS meeting agenda was posted to the District Township website and municipal building on 02/03/2026.

**Minutes**

A motion was made by Mr. Carr, seconded by Mr. Strauss to approve the Business meeting minutes as written of the January 7, 2026 Business meeting. All in favor.

A motion was made by Mr. Carr, seconded by Mr. Strauss to approve the Business meeting minutes as written of the January 7, 2026 Reorganization Business meeting. All in favor.

**Correspondence:** No action taken

**Current Plans:**

Schmidt Subdivision – 58 Groff Road – May 22, 2026 No action taken

**New Plans:** None

**Old Business:**

EBJCP – 2 Comment items were reviewed

1. Chapter 8 Housing-Accessory dwelling units – Commission agreed to accept language as written.
2. Chapter 12 Future Land Use in regards to Mobile Home Park. Discussion regarding changing the Township's zoning to allow for development of MHP in the future. Please refer to image below and note that the red lines indicate wording to be removed.



Mobile home parks can be considered a high-density type of residential development and can be proposed for a similar density as described above. With relatively accessible mortgage costs, combined with the flexibility of renting the land associated with the homes, it is considered an attractive and attainable housing solution particularly among low to moderate income households like first-time home buyers or fixed-income seniors. Mobile home parks are a legally protected form of housing for which municipalities are required to consider in their planning. Careful consideration should be given when locating and regulating mobile home parks within a specific area.

The Eastern Berks Region has two areas of mobile homes in the Townships. The larger area is a mobile home park within District Township. Future mobile home park development will largely be limited to expansion of this existing park. Mobile home parks are allowed under special exception within Rockland Township as well, though there are no mobile home parks presently located there. Of note, there is small concentration of mobile homes within Rockland built on single family lots that are not associated with a mobile home park. These areas collectively provide for the Region's mobile home housing stock.

The implementation agreement developed for this Plan should ~~require referral to each of the municipalities informing them of any~~ **consider** amendment to the Comprehensive Plan or subsequent zoning ordinance that would eliminate fair share as there may be a need to coordinate in order to provide for this use elsewhere within the Region. This recommendation only applies to mobile home parks as freestanding mobile homes such as those referenced in Rockland are protected under Federal law as single-family detached dwellings and can be placed anywhere "stick-built" homes can be.

Mobile home parks tend to have unique settings that conflict with traditional regulations levied on residential properties. ~~Therefore, occupants of these parks must often apply to the Zoning Hearing Board to undertake minor expansions and adaptations of their homes. This can be a time consuming and costly process for low-to-moderate income residents when altering or improving their homes. To overcome this problem,~~ it is recommended that Mobile Home Park Zones be applied to any existing parks. This will continue to provide flexibility for such uses while concentrating parks to where they already have the resources required for their neighborhoods to thrive.

*Mobile home parks comprise 0.1% of the total planning area of the Region adding up to 27 acres.*

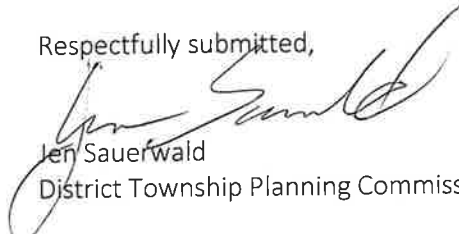
A motion was made by Mr. Carr that the Planning Commission recommend to the Supervisors that LTL recommendations for amendment to the Comprehensive Plan be adopted. Seconded by Mr. Strauss with the following provision that the modifications from the February 2, 2026 email from Laura Mursch Hosie be edited in the following manor; the text in the 1st paragraph be stricken on the 1st line at "and" until the 6<sup>th</sup> line resuming at "Careful". The text in the 3rd paragraph be stricken on the first line beginning with "require" until "any" on the 2<sup>nd</sup> line and be replaced with "consider". The text in the fourth paragraph be stricken in the second line from "Therefore" until the fifth line "problem". All in favor.

Public Participation: None

Adjournment:

With no further business to come before the Planning Commission, a motion was made by Mr. Carr, seconded by Mr. Leibowitz, to adjourn the BUSINESS meeting at 7:34 p.m. All in favor.

Respectfully submitted,



Jen Sauerwald

District Township Planning Commission Secretary