

**PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
September 3, 2019**

The monthly meeting of the Longswamp Township Planning Commission was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, at 7:30 p.m. prevailing time as previously advertised and posted.

CALL TO ORDER

Chair Karoly called the meeting to order at 7:30 p.m.

ROLL CALL

Officials Present: Frank Karoly, Chair, Preston Boyer, Vice Chair, Charles Moore, and David River, Secretary. Also, in attendance were Jill Smith P.E., Hanover Engineering Associates, and Jill Nagy, Esq. In addition, resident Merrill Brenner was in attendance.

APPROVAL OF MINUTES

The minutes of the June 4, 2019 Planning Commission meeting were presented, as revised by Jill Smith. A motion to approve the minutes as revised was made by Preston Boyer and seconded by Charles Moore. All in favor.

ANNOUNCEMENTS

The Chair made note of the Berks County Planning Commission's updated draft of its 2030 Comprehensive Plan. There will be an informational meeting on September 17 at 6:00 PM at the Berks County Agricultural Center in Leesport and the Chair is planning to attend.

ENGINEER'S REPORT

Board of Supervisors Meeting of June 11, 2019:

The Board of Supervisors passed a motion authorizing the Township Solicitor to respond to Upper Macungie relative to their 2019 Comprehensive Plan in support of the Adams Road proposal and strategic growth plan, but to keep traffic plans and truck control as a priority consideration.

Board of Supervisors Meeting of June 25, 2019:

A Special Act 537 Plan meeting was held for the Valley Road and Jefferson Street areas.

Board of Supervisors Meeting of July 9, 2019:

The Board of Supervisors passed a motion authorizing the Township Solicitor to advertise the opening of the Agricultural Area Security District application period for the month of August.

Board of Supervisors Meeting of July 23, 2019:

A Special Act 537 Plan meeting was held for the Mobile Home Park area.

Board of Supervisors Meeting of August 13, 2019:

1. The Board of Supervisors passed a motion authorizing the Township Solicitor to advertise the SALDO Amendment Ordinance for review and comment.
2. The Board of Supervisors passed a motion authorizing the Township Solicitor to advertise the Non-native, Noxious, and Invasive Plants Ordinance, as prepared by the EAC and reviewed and revised by Hanover Engineering, for review and comment.

Board of Supervisors Meeting of August 27, 2019:

A Special Act 537 Plan meeting was held for the areas of Shamrock, State Street, Locust Road, Radcliffe and Barclay Street.

PUBLIC COMMENT FOR NON-AGENDA ITEMS

None

SUBDIVISION/LAND DEVELOPMENT AGENDA ITEMS

None

ADDITIONAL AGENDA ITEMS

Walker Road Land Development

Joe and Kelly Misuria, owners, and John Katzbeck, builder, presented their case for requesting a waiver from the Subdivision and Land Development review process for this property. Joe and Kelly Misuria purchased this lot with the intention of building a single-family dwelling, having been told by the seller that it was a “building lot.” In fact, when the parent tract was subdivided, creating this lot, the lot was approved by the Longswamp Township Planning Commission as open space or a non-building lot. A motion was made by David River and seconded by Preston Boyer to recommend to the Board of Supervisors that they waive the Subdivision and Land Development planning process contingent upon the applicants meeting the SALDO and Zoning Ordinance requirements and their obtaining all of the required permits. All in favor.

212 Kennedy Avenue Land Development

James McCarthy, P.E., McCarthy Engineering, presented a request on behalf of Kevin Flynn, owner, to waive the Subdivision and Land Development planning review for a pole barn building proposed to be built on this property. The pole barn will be connected to an existing garage building. After discussing the reasons for the request a motion was made by Charles Moore and seconded by Preston Boyer to recommend to the Board of Supervisors that they waive the Subdivision and Land Development planning process contingent upon the applicant meeting the SALDO and Zoning Ordinance requirements and obtaining all of the required permits. All in favor.

East Penn Manufacturing Trailer Parking Extension

Representatives from East Penn Manufacturing were not in attendance at this meeting. A general discussion among the Planning Commission members, the solicitor and the engineer took place regarding future options related to this plan as well as the one submitted and acted upon in 2014.

GENERAL PLANNING COMMISSION TOPICS

The Catasauqua and Fogelsville (C&F) Railroad abandoned railroad bed linear park (greenway), a Township Trail and Recreation Official Map, and Governor Wolf’s Restore Pennsylvania items were rolled into one discussion. Basically, Chair Karoly asked the Planning Commission members to give some thought to an initiative (possibly including the Parks and Recreation Committee) whereby future planning for walking paths, bike lanes, and so forth could take place, and possibly result in the creation of an Official Map ordinance identifying these potential opportunities.

The need for the Planning Commission to take on an initiative for identifying “uses” not currently addressed in the Township’s Zoning Ordinance was also suggested by Chair Karoly. After discussion, a motion was made by Preston Boyer and seconded by Charles Moore for the Planning Commission to request permission from the Board of Supervisors to begin an initiative, including the use of the solicitor’s and engineer’s expertise, to identify what these uses are, and propose where and how these new uses would be addressed in an amendment to the current zoning ordinance. All in favor.

The immediate need for a text amendment to the Township’s Subdivision and Land Development Ordinance was also discussed. The definition of “land development” must be

revised to match the one contained in the Pennsylvania Municipalities Planning Code. A motion was made by Charles Moore and seconded by David River to advise the Board of Supervisors that the Planning Commission was in agreement with the proposed Ordinance making this change to the current SALDO. All in favor.

PUBLIC COMMENTS

None.

ADJOURNMENT

A motion was made by David River and seconded by Preston Boyer to adjourn the meeting at 9:00 pm. All in favor.

Respectfully submitted,
David River, Recording Secretary