

**Borough of Kutztown
Planning Commission
Minutes of January 9, 2012**

The meeting was called to order at 7:30 by Ms. Karen Feridun, Chairman. Members present were: Ms. Karen Feridun, Mr. Andy Arnold, Ms. Lisa Ladd-Kidder, Mr. Leon Weber, Ms. Amanda Jensen, and recording secretary Mrs. Jill Remick. Also present: Mr. Dan Eslinger, Director of Community Development; Mrs. Laura Eberly, SSM. Public attendance: Mr. Robert L. Hauck representing the Kutztown Fire Company; Mr. Richard Smith and Mr. Peter Smith; Mr. Dan Bartolo and Mr. Ed Davis representing Forino Co.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

PLANNING COMMISSION MEMBER COMMENTS

None

APPROVAL OF MINUTES

The minutes of November 14, 2011 were reviewed by members. There was not a December 2011 meeting. Motion by Ms. Ladd-Kidder, seconded by Mr. Weber, to approve the minutes as written. The motion passed by unanimous vote.

NEW BUSINESS/ACTION ITEMS

274 – 306 Greenwich Street Land Development

Members discussed the project with Mrs. Eberly, Mr. Eslinger, the applicants, Mr. Pete Smith and Mr. Richard Smith, and the project engineer, Mr. Davis. Mrs. Eberly stated she had met with the applicants and Mr. Davis to address the items in her comment letter dated December 21, 2011. Mr. Davis stated he is currently updating the plans with Mrs. Eberly's recommendations and a revised set of plans will be submitted.

Mr. Davis reviewed two waiver requests which were submitted with the project plans. The first request is for a waiver from SALDO §195-9-B., regarding that a preliminary plan be submitted. The applicant is requesting to submit a combined preliminary and final plan. Mrs. Eberly does not object to granting this waiver as she will give comments on the submitted plan against both preliminary and final plan requirements. The second request is for a waiver from SALDO §195-18.A., regarding the requirement that final plans be drawn at a scale of 1"=20'. Mrs. Eberly does not object to granting this waiver, that due to lot size, it will be easier to read the information on the submitted plan if it is drawn at a larger scale.

Mr. Bob Houck, Fire Marshall, submitted a comment letter for Planning Commission and applicant review. One recommendation outlined in the letter is to widen Frey Alley to a minimum of 20' wide. The applicant stated that their deed investigation revealed Frey Alley is privately owned by the adjacent restaurant and the Borough has an easement for utility purposes. Therefore it is not possible for the applicant to widen the alley as requested in Mr. Houck's letter. Mr. Houck stated he will review the revised plans once they are submitted and make additional recommendations if applicable. Mr. Davis stated he will review and consider Mr. Houck's recommendations.

Mr. Davis submitted a letter dated January 9, 2012 requesting three additional waivers. Members continued to discuss the project and would like to review the revised plans before

making any recommendations. Motion by Mr. Arnold, seconded by Ms. Ladd-Kidder, to table further discussion on the project until revised plans are received and a new recommendation letter is completed by Mrs. Eberly. The Planning Commission is also recommending the applicant contact PennDot regarding any future plans they may have for widening Greenwich Street. The motion passed by unanimous vote.

OLD BUSINESS/UPDATES

Ms. Ladd-Kidder stated Mr. Matt Horvath has finished making the updates to the maps for submission with the proposed Kutztown Comprehensive Plan.

REPORTS/ANNOUNCEMENTS

None

OFF AGENDA

Ms. Feridun stated she would like to request to have the Planning Commission meetings moved back to the old council room at Borough Hall. She stated this is because of the difficulty hearing discussions during meetings at the train station, especially when contractors, engineers and architects are making a presentation and detail is important. Committee members agreed the acoustics at the train station are not ideal and agreed it is difficult to hear.

ADJOURNMENT

There being no further business to discuss, motion by Mr. Arnold, seconded by Ms. Jensen, to adjourn the meeting. The motion carried and the meeting was adjourned at 9:00 P.M. by Ms. Feridun, Chairman.

Respectfully submitted,

Mr. Andy Arnold, Secretary
Kutztown Borough Planning Commission