

**Borough of Kutztown
Planning Commission
Minutes of November 14, 2011**

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 COMMENTS ON NON-AGENDA ITEMS

None

PLANNING COMMISSION MEMBER COMMENTS

None

APPROVAL OF MINUTES

The minutes of September 12, 2011 were reviewed by members. There was not an October 2011 meeting. Motion by Ms. Ladd-Kidder, seconded by Ms. Jensen, to approve the minutes as written. The motion passed by unanimous vote.

NEW BUSINESS/ACTION ITEMS

Review SSM Comments on Comprehensive Plan

Members reviewed part three of the comprehensive plan, which refers to background studies, and discussed if it should remain part of the comprehensive plan or be removed, as it is not an essential part of the comprehensive plan. Motion by Ms. Ladd-Kidder, seconded by Mr. Weber, to remove volume three from the proposed Kutztown Comprehensive Plan. The motion passed by unanimous vote.

Members discussed the items listed in the SSM comment letter dated November 1, 2011 and prepared a list of questions to be submitted to SSM.

Discuss MetroTek Solar Proposal and EAC Comments

Ms. Feridun reviewed for members the background information regarding the proposal made by MetroTek, as well as the stance of the Environmental Advisory Committee (EAC). The EAC will be making a recommendation to Borough Council at their November 15, 2011 meeting. Motion by Ms. Ladd-Kidder, seconded by Ms. Jensen, to support the recommendations of the EAC. The motion passed by unanimous vote.

Review Appeal Z-11-05 Regarding 274 Greenwich Street

Mr. Eslinger reviewed the history of the property and explained that currently the property consists of two parcels, and the owner's intent is to create a joint ownership by deeding the parcels as one and thereby creating a property to be known as 274-306 Greenwich Street. The parcels are owned by the same entity. The property is 4 rooming units and currently houses 20 students. The owners of the property are proposing demolition of the current structure and the new building would be a 4 unit rooming house and would also carry the stipulation of a maximum occupancy of 20 people. There will be off street parking and the structure will be built according to current flood plain regulations as well as subdivision and land development regulations.

Mr. Eslinger further explained the special exception is for a rooming house in the C1 zone and the variance is for lot area. Mrs. Eberly briefly addressed the floodplain/floodway issues that will need to be followed.

Motion by Ms. Ladd-Kidder, seconded by Mr. Weber, to recommend the Special Exception from §225-18.C.(4) and the Variance from §225-18.D.(3)(g) of the Kutztown Code be granted with the following conditions: (1) the maximum occupancy remain at 20 students, (2) all land development, floodplain and stormwater management regulations be followed, (3) there shall be one deed for the property, (4) a sign shall be posted on the rear of the property or in the parking area stating the parking lot is subject to flooding, and (4) the property shall have a reasonable and appropriate facade for Greenwich Street. The motion passed by unanimous vote.

Discuss Impact Fee Bills

Ms. Feridun briefly explained legislation that is currently in the approval process regarding impact fees from natural gas drilling. The legislation would limit local government authority over drilling operations. Ms. Feridun stated she is looking for public officials to add their names to a letter to the General Assembly expressing opposition to the legislation.

OLD BUSINESS/UPDATES

None

REPORTS/ANNOUNCEMENTS

None

OFF AGENDA

Z-11-04

Mr. Eslinger reviewed for members the variance request for 245 East Main Street. Mr. Eslinger also stated that in the past, when the Community Development office has inspected the property, it has never been student housing. This item will not be on the November Zoning Hearing Board agenda, however the variance is expected to be heard at a January 2012 Zoning Hearing Board meeting. Motion by Ms. Ladd-Kidder, seconded by Mr. Arnold, to recommend the variance not be approved.

ADJOURNMENT

With no further business to discuss the meeting was adjourned at 9:15 P.M. by Ms. Feridun, Chairman.

Respectfully submitted,

Mr. Andy Arnold, Secretary
Kutztown Borough Planning Commission