Borough of Kutztown
Planning Commission
Minutes of June 8, 2026

A regular meeting of the Borough of Kutztown Planning Commission was held on Monday, June 8, 2026, in the Kutztown Borough Municipal Building Multi-Purpose Room.

The meeting was called to order at 7:00 p.m. by Mr. Robert Weller, Chairperson. The members present were: Mr. Daniel Fogarty, Ms. Patricia Snyder, Mr. Drew (Brad) Myers, and Mr. Joel Seidel. Chad Master was absent. Also present was Ms. Michele Lopez Gudino, Code Enforcement Officer, and Ms. Carolann Bartik, Recording Secretary. Public Attendance: Ms. Sharon Dalickas, Director of Finance; Lisa Ladd-Kidder, Borough Council Member; and Zachary Peace, Borough of Kutztown Intern

PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no comments from the public.

APPROVAL OF MINUTES

Commissioners reviewed the May 11, 2026 meeting minutes. A motion was made by Mr. Seidel and seconded by Mr. Fogarty to approve May 11, 2026 minutes, as written. The motion passed by unanimous vote.

REPORTS

Commissioners reviewed the May Community Development report. Ms. Lopez Gudino reviewed the DCR's and complaint/code violations with Planning Commissioners.

There were no additional questions or comments.

ACTION ITEMS

- **Data Center Ordinance**

Planning Commissioners reviewed the Data Center Ordinance draft and discussed a few revisions they wanted to make. Ms. Ladd-Kidder reviewed her recommendations, including how the outline of the Data Center Ordinance draft needs to be updated.

Following a lengthy discussion, motion by Ms. Snyder and seconded by Mr. Fogarty to recommend Borough Council approve the Data Center Ordinance as updated. The motion passed by unanimous vote.

- **Short-Term Rental Ordinance**

Ms. Lopez Gudino reviewed with Planning Commissioners the suggestions Mr. Mooney, Borough Solicitor, discussed with her. Ms. Ladd-Kidder also reviewed with Planning Commissioners her recommendations/suggestions for the Short Term Rental Ordinance.

Following a brief discussion, motion by Mr. Myers and seconded by Mr. Seidel to recommend Borough Council approve the Short-Term Rental Ordinance as amended. The motion passed by unanimous vote.

OLD BUSINESS/UPDATES

- **Joint Comprehensive Plan**

Ms. Pat Snyder said that there is a meeting this coming Thursday and the survey will be part of the discussion. She added that demographics as well as housing and economic development are also on the agenda to be discussed.

NEW BUSINESS

- **Angelo Corrado regarding the former Rite Aid property**

Mr. Corrado reviewed with Planning Commissioners his preliminary proposed use for the former Rite Aid property. Plans would include demolition of the current building, and construction of a three+ story building of market rent apartments. Number of units is not yet known and is contingent on justifying the property purchase price. Planning Commissioners thanked Mr. Corrado for his presentation and reviewed some pros and cons of his idea for apartments at the location. Commissioners relayed that zoning would likely allow this only the same, or slightly more, units than the 12 of the nearby Elm street Apartments recently approved and constructed, as the Rite Aid lot is not much larger than that lot. Commissioners voiced some concern over a large building being constructed on the lot, adjacent to the residential area. Mr. Corrado thanked the Planning Commissioners for their input and said that he was strongly considering development of a different property that would have "by right" zoning. Commissioners encouraged him to come back with apartment and other ideas for other locations in the Borough.

- **Transient Retail Business License**

Mr. Seidel reviewed with Planning Commissioners his reasons for bringing the Transient Retail Business License to this group. Following a brief discussion, it was decided that this would be on the agenda for the workshop meeting.

- **Set agenda for the June 22, 2026 Planning Commission Workshop meeting, if necessary**

On the agenda for the Planning Commission Workshop meeting will be the Transient Retail Business License.

OFF AGENDA

There was nothing to discuss Off Agenda

ADJOURNMENT

With there being no further business, a motion was made by Ms. Snyder and seconded by Mr. Seidel to adjourn the meeting. The motion passed by unanimous vote and the meeting adjourned at 8:36 p.m.

Respectfully Submitted,

Carolann Bartik
Recording Secretary