

CHAMBER OF BOROUGH COUNCIL
Shoemakersville Borough

June 6, 2017

President Kline called the meeting of the Shoemakersville Borough Planning Commission to order in the St. Luke's Church Hall, 5th & Franklin Sts, Shoemakersville, PA at 6:33 p.m.

In attendance: Chris Kline - President, Amy Botwright – Vice President, Joseph Wertz, Jr., Tara Kennedy-Kline, Clark Zimmerman, John Leshner, Keith Mooney – Solicitor, Bradley Smith – Engineer and Melissa Wagner – Secretary.

Absent from the meeting were Paul Gruber and Mayor Richard Kepner.

Visitors: Heath Machamer – Fire Co. Engineer, Chief Rusty Wagner

Mr. Smith discusses the main concerns in his review letter, focusing on the 100-yr. flood plain, the key trench, the landscape plan, the infiltration bed, the freeboard, a 15' easement for ingress and the financial security and guarantee.

Mr. Smith notes that although the 100-yr. floodplain is shown on the plan, it appears to be lower than what is shown on the FEMA map. Mr. Machamer notes the existing floor of the entire building is 6" below FEMA's 100-yr. floodplain. He will report back and file the paperwork with FEMA if necessary. Mr. Machamer and Mr. Smith will work together on the floodplain matter.

Mr. Machamer requests a waiver from the 8' berm width requirement in the SALDO, even though the current berm is only 5' wide. He feels the facility will be stable and that the 8' width is an ordinance requirement and not an issue of stability.

Mr. Machamer asks if the existing wood line would be sufficient for landscaping, such that a landscaping plan would not be required. President Kline and Solicitor Mooney both note that this is a requirement of the zoning ordinance and that a variance would be required through the zoning hearing board. Mr. Machamer has a landscape architect in house and will have the plan drafted free of charge.

Mr. Machamer notes that the infiltration bed is 80' from the building foundations across the street. The ordinance requires 100'. There is a minimal stone bed that has some measures to catch run-off, as part of the stormwater design. Mr. Smith and Mr. Machamer discuss the soil conditions, the berm and the ground basin. Mr. Smith states that removing the stone would have little effect on the MS4 requirements. Mr. Wertz recognizes that there will be no percolation through that soil. Mr. Smith feels it would be better to not have the infiltration bed.

Mr. Smith requests a 6" freeboard, as the current ½" freeboard is not sufficient. Mr. Machamer does not see an issue with this. Mr. Machamer, Mr. Smith and Council discuss the 100-yr. floodplain requirements.

Solicitor Mooney recommends having a blanket easement under the stormwater agreement as opposed to a 15' wide easement. He has a standard stormwater municipal improvements agreement that he will forward to Mr. Machamer.

Solicitor Mooney states that a financial security and guarantee may not be required, however if there is a dispute, the fire company would be asked to pay the funds into escrow. He will need a list of items to be covered by the municipal improvements agreement. Mr. Machamer will provide the estimate to either Mr. Smith or Solicitor Mooney.

Council, Mr. Smith and Mr. Machamer discuss the potential waiver list, noting the berm and infiltration widths, along with the floodplain and the freeboard. Mr. Machamer and Mr. Smith will work together to finalize the waiver list for discussion at the June 20 workshop meeting.

Meeting adjourns at 7:05 p.m.

Respectfully Submitted,

Melissa Wagner
Secretary