

**CHAMBER OF BOROUGH COUNCIL  
Shoemakersville Borough**

**May 21, 2019**

Vice President Botwright called the meeting of the Shoemakersville Borough Planning Commission to order in the Shoemakersville Borough Office, 115 E. 9<sup>th</sup> St. Shoemakersville, PA at 7:02 p.m.

**In attendance:** Amy Botwright – Vice President, Joseph Wertz, Jr., Steve Gilbert, Dana Smith, and Brad Smith – Engineer.

Absent from the meeting: Chris Kline, John Leshner, Tara Kennedy-Kline

Vice President Botwright notes that this is a public hearing for the zoning ordinance changes.

**Public Comment**

**Socrates Georgeadis (Georgeadis/Stetley) and Susan Fella:** Attorney Georgeadis represents Susan Fella, who purchased 539 Main St. They previously filed with the zoning hearing board to renovate the building into a 5 unit apartment. The official hearing never took place due to advertising issues, but they did discuss the project with residents who had gathered for the meeting, with their main concern being parking. He and the Fellas were at the May monthly meeting and noted then, that the Fellas were approached by a prospective buyer who would like to utilize the building for a wood working shop. There would be the owner plus one helper working at the location. Attorney Georgeadis states that at the prior meeting, Solicitor Mooney noted that Council could consider adding light industrial as a conditional use for that area. Attorney Georgeadis notes that there is parking on the lot. He asks that Council consider adding a provision to the ordinance.

Vice President Botwright states that Council discussed adding the provision and does not feel it would pose an issue. Mr. Wertz notes that with conditional use, the borough would get to specify exactly how a parcel can be used, on a case by case basis. He would like to see the building is used and not go vacant.

**Mandy Miller (541 Main St.):** As her property is next to 539 Main St., she wanted to attend the meeting to see what was proposed.

**Richard Geschwindt (603 Reber St.):** After questioning from Mr. Geschwindt, Vice President Botwright notes that no action to approve the ordinance will be taken at the meeting. Tonight's meeting is for the public to provide comments on the ordinance. Engineer Smith notes that the county planning commission will review the ordinance, with the borough potentially adopting the ordinance in July. Mr. Geschwindt requests a copy of the proposed map, with Mr. Wertz noting that the map will not be changing.

Mr. Geschwindt notes that there is a typo on page 171, Section 1003, Savings Clause, stating 1192, not 1992. He further asks if there was a change on pages 39 and 40, as he received a faxed copy of those pages. Mr. Wertz states that Solicitor Mooney added the provision for light industrial in the R-2 district. Attorney Georgeadis takes a photo of Section 4, to review the provisions for light industrial.

Mr. Geschwindt asks who will be enforcing the ordinance, with Mr. Wertz stating that the borough zoning officer will be in charge of enforcement. Mr. Geschwindt asks when Mr. Zimmerman was appointed to the position. Mayor Remp and Vice President Botwright state it was in 2018.

Mr. Geschwindt asks how the ordinance is currently enforced, with Vice President Botwright stating that Mr. Zimmerman calls property owners if he sees work taking place. He has contacted several residents who began work without the property permits. Mr. Geschwindt states that in 2014, he presented information to Council regarding violations, and that nothing was going to be done to resolve the matter. He is concerned with selective enforcement, as well as the fact that Council and Engineer Smith are spending time and money to draft an ordinance that may not properly be enforced. Council takes an oath and is responsible to perform the duties honestly and in the best interest of the public.

Mr. Geschwindt notes that last evening, at the intersection of E. Noble Ave. and Reber St., a large tractor trailer truck, from New York, carry a tractor, was turning, ran over the curb, and broke the sidewalk and handicap ramp at 125 E. Noble Ave. He is concerned about additional truck traffic once the strip mall is built along Route 61. He references the traffic study that was previously conducted, which would have extended the yellow line on E. Noble Ave. in front of his neighbor, south past his office and onto Reber St., so that clientele would not be able to park near his office. The ordinance was later repealed. Vice President Botwright states that PennDOT would be involved in the truck traffic issue, as E. Noble Ave. is a state owned roadway. Mr. Wertz states that the borough would at least be able to restrict truck traffic on Reber St. Mr. Geschwindt notes that the issue may slightly resolve itself once the traffic light is installed.

The public hearing is closed at 7:27 p.m.

Respectfully Submitted,

Melissa Wagner  
Secretary