

CHAMBER OF PLANNING COMMISSION
Shoemakersville Borough

May 21, 2024

President Kline called the meeting of the Shoemakersville Borough Planning Commission to order in the Shoemakersville Borough Office, 846 Main St., Shoemakersville, PA at 7:04 p.m.

In attendance: Chris Kline – President, Amy Botwright – Vice President, Michael Grim, Tara Kennedy-Kline, Dana Randazzo, Dana Smith, Joseph Wertz Jr.

Absent from the meeting: Dustin Remp – Mayor, Paul Gruber – Manager & Codes and Brandon Nabar – Junior Council Person.

Visitor: Logan Sarge - Bogia Engineering Inc.

President Kline reports that the meeting is being held to discuss the Bell Warehouse Land Development Plan.

Mr. Sarge from Bogia Engineering Inc. is present to discuss their May 21, 2024 letter, which requests waivers from Sections 4.31, 7.23 and 7.24 from the borough's Subdivision and Land Development Ordinance.

Vice President Botwright references ARRO's April 1, 2024 review letter, which notes of the following zoning concerns: the lighting plan should be revised, any new signs should comply with the zoning ordinance, the proposed driveway appears to cross an area identified as a swale; the applicant should verify that the swale is not being obstructed, and the applicant shall verify the height of the wall alongside the access drive; the proposed wall is shown as approximately 22' but does not appear that height is required.

Mr. Sarge states that they will make the necessary adjustments to comply with the zoning issues, which will be discussed in their next comment letter.

Vice President Botwright and Mr. Wertz discuss the deadline date of June 17, 2024 for review of the land development plan.

President Kline discusses Section 4.31, relating to scales on the drawing. Bogia states that the scales are inconsistent and that several sheets do not conform to the 1" = 50' or 1" = 100' notation. Council discusses the matter, with Mr. Wertz reporting that ARRO is to point out the ordinance specifications.

President Kline further reviews Section 7.23, which notes that curbs shall be installed along all streets abutting the land development. He reports that there are curbs on all 4 corners of the intersection. He and Council discuss the current curbs at the intersection of Routes 61 & 662. President Kline understands Bogia's response that they wish to maintain consistency with other state roads, however this would not maintain consistency with the intersection. He believes this matter needs to be addressed by the developer.

Mr. Grim and Mr. Smith review the waiver request from Section 7.24, which notes that sidewalks shall be installed along all streets abutting the land development. Vice President Botwright discusses crosswalks. President Kline reports that there are no crosswalks to cross Route 61, in both directions. Mr. Smith notes of the No Walk sign at the location, with President Kline reporting that PennDOT would need to change the intersection to allow for pedestrian crossing across the roads. Council discusses crosswalks, with Ms. Kennedy-Kline noting of the pedestrian hazard that would occur if the crosswalks would not be in place.

*A motion is made by Mr. Wertz to recommend to Council to grant the waiver request for Section 4.31, but to deny the requests for Sections 7.23 and 7.24. Seconded by Mr. Grim. Motion carried unanimously.

Mr. Sarge states that they will review Sections 7.23 and 7.24 and will submit a response in the future.

Mr. Wertz reports that Solicitor Mooney previously recommended the borough issue a conditional rejection of the plan, contingent upon receiving a 90-day extension letter, as the time to approve the plan expires on June 17, 2024.

Planning Commission meeting adjourns at 7:20 p.m.

Respectfully Submitted,

Melissa Wagner
Secretary