

**Douglass Township, Berks County
Planning Commission Meeting Minutes
May 17, 2023**

The May 17, 2023 meeting of the Douglass Township, Berks County Planning Commission was called to order at 7:00 PM by Chairman Kenneth Kirch. Present were members: Peter Dannecker, Jerry Silberman and Grant Yergey. Absent was member Bruce Foltz. Also, present was: Township Manager Kaleena Breitbarth, Engineer Michael Rohr and 4 members of the public.

MINUTES

A motion to approve the April 19, 2023 minutes was made by Peter Dannecker and seconded by Grant Yergey. The Motion carried unanimously.

REVIEW OF SUBDIVISIONS

- 2016-03 84 Properties LLC Land Development Plan – Expires 12/6/2023
- 2021-02 Webster Parcel – Minor Subdivision 6/30/23
 - Pete Dannecker made a motion, seconded by Jerry Silberman to recommend that the BOS reject the Webster minor subdivision plan due to non-compliance if no time extension request is received by the Township by the next BOS meeting. The motion carried 4-0
- 2022-04 Optimum RV Expires 6/12/2023
 - Pete Dannecker made a motion, seconded by Jerry Silberman to recommend that the BOS reject the Optimum RV plan due to non-compliance if no time extension request is received by the Township by the next BOS meeting. The motion carried 4-0
- 2022-05 Pine Forge Academy Expires 6/29/2023
 - Jerry Silberman made a motion, seconded by Grant Yergey to recommend that the BOS reject the Pine Forge Academy Expansion plan due to non-compliance if no time extension request is received by the Township by the next BOS meeting. The motion carried 4-0
- 2023-01 Frecon Minor Subdivision Expires 7/17/23-SDE review dated 5/8/2023
 - Review No.2 for the Frecon Minor Subdivision was reviewed. Most of the outstanding items pertain to the applicant's need for a variance, in which they have applied for a hearing. Hearing is set for May 22nd. Other outstanding items pertain to section 22-506-Driveways. Applicants Engineer stated that they will be able to comply with the outstanding items. Peter Dannecker made a motion, seconded by Jerry Silberman to recommend conditional/final approval to the Board of Supervisors with the understanding that the outstanding items listed in SDE review letter No.2 dated May 8, 2023 are met and that they receive their needed zoning variances from the Douglass Township Zoning Hearing Board before final approval is granted. The motion carried 4-0.
- 2023-02 Zvarick Minor Subdivision Expires 7/17/23-No New Business

OLD/NEW BUSINESS

Zoning Hearing Board Application-Steve Frecon. The application is seeking variances for the following sections of the zoning ordinance: 27-713.1, 27-712.1.A.(2).(a), 27-712.a.A.(10), 27-715 The Committee agreed that that they are in support of the application with the following conditions recommended:

- A condition be provided to restrict the seasonal sales stand from being enlarged on Lot 1
- A condition that, the seasonal sales stand shall be located to the Lot 2 (parent track) if the foot print of existing stand is enlarged.
- A condition that, if the seasonal sales stand be removed from Lot 1 (flag lot) if Lot 1 is sold or conveyed in the future.

- A condition that, if the seasonal sales stand is later relocated to Lot 2-Parent track, then then seasonal sales stand new proposed location shall then comply with current zoning district setbacks and use requirements of the zoning ordinance, where the lot is located.

- A condition that, the seasonal sales stand be removed from Lot 1 if Lot 2 (parent track) is further subdivided, sold or conveyed in the future.

Jerry Silberman made a motion, seconded by Peter Dannecker to submit the letter drafted to the Zoning Hearing Board. The motion carried 4-0. Grant Yergey made a motion, seconded by Jerry Silberman to support the Zoning Hearing Application submitted by Steve Frecon subject to the recommended conditions set forth in their letter. The motion carried 4-0.

ADJOURNMENT

With no further business to come before the Board, a motion to adjourn was made by Jerry Silberman, seconded by Peter Dannecker at 7:29 PM. The motion carried unanimously

Kenneth Kirch, Chairman

Kaleena Breitbarth, Recording Secretary