

UNION TOWNSHIP
Planning Commission
February 6, 2019 – 5:30 PM

Meeting called to order at 5:30 p.m.

Public Comments/Visitors on Non-Agenda Items:

Approval of minutes of last meeting(s): January 2

Existing Plan Reviews/Updates:

1. Birdsboro Power Subdivision (NO REVISION SUBMITTED)
2. Mascaro Municipal Land Use Letter request

Business

1. Comp Plan update
2. Group Home ordinance

Comments from Solicitor:

Comments from Engineer:

Public/Visitor Comment:

Adjournment

***Next Planning Commission Meeting is a Joint Meeting with the Board of Supervisors on
March 6, 2019 at 5:30 pm***

Planning Commission

January 2, 2019

Members Present: Lee Mauger, Shane Kochel, Donald Basile and Merrill Platt

Also, present: Fred Hatt, Esq. (Township Solicitor), Bruce Heilman, AICP (Township Zoning Planner) and Jason Wager (Township Manager-Secretary/Treasurer)

Mr. Hatt assumed the Temporary Chair and called the regular meeting to order at 7:00 p.m. at the Union Township Municipal Building.

Nominations

Nomination/Election of Chairman

Mr. Hatt opened nomination for Chairman. Motion by Mr. Basile, seconded by Mr. Kochel and unanimously carried nominating and electing Lee Mauger as Chairman.

Mr. Mauger assumed control of the meeting.

Nomination/Election of Vice-Chairman

Mr. Mauger opened nominations for Vice-Chairman. Motion by Mr. Platt, seconded by Mr. Mauger and unanimously carried nominating and electing Shane Kochel as Vice-Chairman.

Nomination/Election of Recording Secretary

Mr. Mauger opened nominations for Recording Secretary. Motion by Mr. Basile, seconded by Mr. Kochel and unanimously carried nominating and electing Mr. Wager as Recording Secretary.

Mr. Mauger closed the nominations.

Public Comment

No public comment was given.

Minutes

Motion by Mr. Kochel, seconded by Mr. Platt and unanimously carried adopting the December 5, 2018 minutes as presented.

Existing Plan Reviews/Updates

Birdsboro Power Subdivision – Mr. Wager stated a grant of extension by Birdsboro Power was received January 2. Motion by Mr. Basile, seconded by Mr. Kochel and unanimously carried recommending the Board of Supervisors accept the grant by Birdsboro Power, LLC of an extension to consider the subdivision plan through March 31, 2019.

Mascaro/EMI Municipal Land Use Letter Request – Mr. Wager stated the Township received a Municipal Land Use Letter request from Edward B. Walsh & Associates, Inc. dated December 17,

2018 on December 26, 2018 requesting the Township complete a Municipal Land Use Letter for the Louis Mascaro project located at 2130 East Main Street, Douglassville, PA 19518. Mr. Heilman stated this subdivision received preliminary plan approval without conditions and the last Engineer review letter was dated January 6, 2014. The Township has not received a final plan for review. Mr. Hatt stated no plan was submitted with the Walsh letter, so its unclear what the Township is supposed to review.

The Planning Commission directed Mr. Heilman after consulting with Mr. Hatt to send a letter to Edward B. Walsh & Associates, Inc. requesting a copy of the application and plans to be submitted to DEP and additional time to review.

Business

Comp Plan update – Mr. Mauger stated the next meeting would be about Transportation. The Commission expressed no concerns over public transportation in the Township.

Ordinances under consideration – Mr. Hatt stated the Board of Supervisors is not interested in pursuing regulation of short-term rentals such as Airbnb through a short-term rental ordinance, therefore, no further investigation is warranted by the Planning Commission.

The Commission reviewed Mr. Hatt's memo dated December 18. In regards to the Group Home Ordinance, the Board stated the use should be by conditional use allowing the Board to evaluate any applications. While the Board feels the different types of group homes should be addressed, the Board expressed concerned over the security issues and response time of police for some of the types of group homes, such as the shelters for physically/mentally abused women and for released convicts. Mr. Hatt noted the Board would like the Planning Commission to review the Zoning Districts where prison release and/or the shelter use would be permitted.

2019 Meeting dates – Motion by Mr. Mauger, seconded by Mr. Kochel and unanimously carried ratifying the meeting dates for the 1st Wednesday of each month with the meeting times of 5:30 pm for January to March and November to December and 7:00 pm for April to October. Mr. Wager stated he could add the change in meeting time to the add announcing the joint meeting with the Board of Supervisors in March.

Comments

Solicitor comments – No comment was given.

Public/Visitor Comment – No public comment was given.

Planning Commission Comment – No Commission comment was given.

Motion by Mr. Kochel, seconded by Mr. Mauger and unanimously carried to adjourn the meeting at 8:22 p.m.

Respectfully Submitted,

Jason A. Wager
Manager-Secretary/Treasurer

UNION TOWNSHIP PLANNING COMMISSION
February 6, 2019

ENGINEER'S AGENDA

SUBDIVISION STATUS CHECKLIST:

- Next Planning Commission Meeting is **March 6, 2019**



SUBDIVISION/LAND DEVELOPMENT REVIEW:

Time Extensions: None

Pending Plans Before PC:

- **Birdsboro Combined Cycle Subdivision**
 - SDE Review Letter dated 10-26-17
 - No new submission of revised plans
 - BCPC Review Letter dated 10/30/17
 - Borough Engineer review letter dated 11/20/17
 - New plan submissions for February PC mtg.
 - SDE Review Letter dated 1/31/18
 - Updated plans submitted for April PC Mtg.
 - SDE Review Letter dated 3/28/18
 - **No new plan activity for February PC Meeting**
 - **Time Extension ends 3/31/19**

Other Items:

- Zoning - Section 200-96 Temporary Structures
 - Initial draft, but put on-hold until resolution of some legal challenge issues – no further action at this time
- Group Homes
 - Solicitor to review changes requested by BOS for Draft, Attorney Hatt Letter dated 12/18/18

SUBDIVISION STATUS UNION TOWNSHIP, BERKS COUNTY

Project Name:	Plan Stage	Date of Sub.	90-day Review ends*	Extension (may reflect more than one extension)	PC Action (Recommendation)	BOS Action	Comments <i>* Initial 90 day review period based from PC Meeting following plan submission. at which plans were formally accepted (as per MPC)</i>
<u>Current Plans:</u>							
LBMSP - EMI	Final	Not Yet Submitted *	-				* Conditional Prel. on 1/20/14
Vistas at Riverside Age-Restricted Plan	Final - Phase 1	Not Yet Submitted *	-				* Conditional Prel. on 11/16/09 * Final submittal needed by 11/16/20
Vistas at Riverside Mixed Use Plan	Final - Phase 1	Not Yet Submitted *	-				* Conditional Prel. on 8/20/12 * Final submittal needed by 7/2/21
Birdsboro Combined Cycle Subdivision	Prel / Final	10/03/17	1/01/18	3/31/19*	In review		

<u>Sketch Plans:</u>							
<u>Recent Plans Recommended For Prel or Final Action By PC:</u>							
Davidheiser - Centerwood Estates	Final	3/16/09	-		Denial on 6/1/16	Denial on 6/20/16	

