

Fleetwood, PA
February 22, 2007

Chairman Jay Burkert called the planning commission meeting to order at 7:30 p.m.

The following members were present: Jay E. Burkert, Harry B. Rhoads, Earl R. Fox, and Russell J. Anderson

Others present: Mayor Gary D. Ebeling, Borough Council President Alexander J. Szoke, Borough Council Members Dale A. Dietrich, Joseph Kuzmann and Peter R. Merkel

Guests present included: See Attached Sheet

OLD BUSINESS

Chairman Jay Burkert reviewed the business discussed at the December meeting and stated that the Planning Commission will pass a resolution to certify the area designated for redevelopment. Mr. Burkert then turned the meeting over to Mr. Edward Geubtner of Mullin Lonergan Associates.

NEW BUSINESS

Mr. Geubtner presented an Existing Land Use and Conditions Report that is required by the PA Urban Renewal Law Act of 1945 before an area can be certified for redevelopment. The area referred to as "Tannery Redevelopment Area" is outlined in the report is as follows:

ON THE NORTH BY: Myrtle Alley, Foundry Alley, E. Locust St. and Linden Alley;
ON THE EAST BY: S. Franklin St., Aspen Alley, and property lines between Myrtle Alley and E. Main St, E. Locust St and Linden Alley, and Linden Alley and Railroad Right of Way;

ON THE SOUTH BY: Railroad Right of Way;

ON THE WEST BY: Richmond Street and N. Pearl Alley.

Mr. Geubtner explained that the report findings are compiled by doing a visual look at the outside of the buildings, curbing, sidewalk and off street parking areas. The findings included forty (40) structures which fall into the following categories:

Seven (7) structures found to be standard and in no need of repair;

Thirteen (13) structures found to be sound;

Nineteen (19) structures found to be deteriorated; and

One (1) structures found to be substandard.

A complete copy of the report is on file at the Borough Office. The conclusion of the survey showed that the area qualifies for redevelopment.

Further explanation was given by Mr. Geubtner as to the procedure for redevelopment of the area. He stated that initially the entire area must be certified for redevelopment; and then it can be broken down into individual sections for improvements. A question was asked about amending the boundaries at a later date. Mr. Geubtner said that they can be amended; but the entire procedure would have to be readdressed.

Another question was asked as to whether the county will proceed with the redevelopment if the Borough doesn't purchase the former Garden State property. Mr. Geubtner replied that the redevelopment plan is not contingent on the inclusion of that property.

A motion was made by Harry Rhoads and seconded by Russell Anderson to adopt a resolution certifying the proposed area for redevelopment. Motion carried.

A motion was made by Harry Rhoads and seconded by Earl Fox to request the Berks Redevelopment Authority to develop a redevelopment plan for the proposed redevelopment area. Motion carried.

A sketch to relocate Route 662 was presented to the planning commission. The sketch showed two possible designs that would meet Penn Dot requirements. The general opinion of the planning commission and the borough council members in attendance was that the designs encroached too far into the former GST property, not leaving much area for development. It was suggested to consider instead using the existing streets and widening the intersections.

Chairman Burkert set the next meeting date tentatively for March 22nd, and stated that anyone interested in attending should first check with the borough office to make sure it is scheduled to be held.

The meeting was adjourned at 8:15 p.m. by Chairman Jay Burkert

Respectfully submitted,

Borough Secretary/Treasurer