

Fleetwood, PA
May 24, 2007

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

The following members were present: Jay E. Burkert, Earl R. Fox, Russell J. Anderson, and Blaine M. Martin

Others present: Mayor Gary D. Ebeling, Borough Council President Alexander J. Szoke, and Borough Council Members Peter R. Merkel, George Mayer and Tammy Gore

Guests present included: See Attached Sheet

OLD BUSINESS

Mr. Burkert gave a synopsis of the February 22nd meeting. He announced that Berks County Redevelopment Authority presented revised drawings for the area to be considered for redevelopment. The drawings showed plans to realign Route 662 by accessing South Franklin and West Locust Street.

NEW BUSINESS

Below are the goals for redevelopment Mr. Geubtner outlined, along with comments received from people in attendance at the meeting:

1. IMPROVE TURNING RADIUS – Northeasterly corner of N. Franklin Street and E. Main Street.
Mr. Geubtner and Mr. Pick stated that in order to improve the radius the building now located on the corner would have to be removed. Gary Ebeling suggested offering the present business located in the building a space at the tannery site once it is developed.
2. CREATE PEDESTRIAN WAY –S. Pearl Alley between W. Main Street and Foundry Alley.
Mr. Burkert stated he would be in favor of this goal. Everyone agreed it would allow a safe access from a proposed municipal parking area on Foundry Alley to West Main Street.
3. WIDEN FOUNDRY ALLEY – Between S. Richmond Street and S. Franklin St.
Concern was expressed that this would narrow the tannery site. Mr. Geubtner stated they are recommending only an additional five feet.

4. REROUTE ROUTE 662 – Consider using former Tannery Site, OR consider W. Main Street and S. Richmond Street for southbound and W. Locust Street and S. Franklin Street for northbound designations.

Mr. Burkert stated he would like to keep the option included in the plan and have PennDot review it. Mr. Szoke was not in favor of rerouting 662 through the former Garden State property. He also stated that making S. Franklin St. two ways will cause turning problems at the intersections. It was decided to leave the option there; but not to include any definite plans.

5. PROVIDE INFRASTRUCTURE IMPROVEMENTS – Provide uniform curb and sidewalk materials and color. Install ornamental street lighting. Provide plant material to soften hard surfaces.

This would only apply to the downtown commercial area.

6. DEVELOP TANNERY SITE – Attract commercial development to former Tannery building site.

No comments

7. REVISE ZONING MAP AND TEST – Encourage wider variety of uses for Tannery site.

Mr. Burkert commented that the Planning Commission is open to changing the zoning district for development of this site.

8. REDEVELOP BUILDING SUPPLY SITE – Discuss options with property owner.

Kathy Miller of the redevelopment authority suggested that the A.R. Hoffman property site might be a good location for a self-storage facility.

The meeting was then turned over to Mr. Lou DiDomenico and his attorney Sean Culla.

Mr. DiDomenico is in negotiations to purchase the former tannery site and presented a proposed redevelopment plan. The plan included a large chain drug store, municipal parking and another additional building on the site. Suggestions for the additional building were a single story strip mall, or a two story building with stores on the first floor and businesses or residential on the second floor. They presented pictures of other sites of similar size that have been developed.

The next meeting was scheduled to be held on Thursday, July 26th.

The meeting was adjourned at by Chairman Jay Burkert at 8:30 p.m.

Respectfully submitted,

Borough Secretary/Treasurer