

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 15, 2024 - 6:30pm**

MINUTES

CALL MEETING TO ORDER: Chairman Bucci called the meeting to order at 6:30pm with the Pledge of Allegiance. Members present: Michael Berger, David Sobotka, and Laurel Burkhardt. Professionals present: Engineer, Chris Falencki; Solicitor, Chris Muvdi; and Township Secretary/Treasurer, Jerilyn Wehr

PUBLIC COMMENT: (Agenda items) nothing at this time

APPROVAL OF THE MINUTES:

1. Motion to approve the June 20, 2024 meeting minutes
 - a. Motion made by Burkhardt and seconded by Berger to approve the June 20, 2024 meeting minutes. Motion passed (4-0)

PLANS TO REVIEW:

1. Kutztown University/Ursus Solaris Inc - Final plan acceptance as complete
 - a. Falencki stated that the plan was submitted with all required documents
 - b. There was brief discussion on the waiver request for final plan
 - c. Motion made by Sobotka and seconded by Berger to accept the plan for review. Motion passed (4-0)
2. Zoning Hearing application review - Hartman Road Townhomes
 - a. Falencki provided the application for review. The developer is requesting three variances including the buffer line, side yard setbacks, and parking on the street
 - b. There was discussion regarding the requests
 - c. Motion made by Sobotka and seconded by Berger to recommend no buffers on the northwest side conditioned on approval of the Lobb tract Villa's with all other variance denied. Motion passed (4-0)
3. Zoning Hearing application review - Rodale Institute
 - a. Falencki stated that we were going to table this review until next month, as he did not have sufficient time to review at this time
4. Comprehensive Plan/SALDO/Zoning Update
 - a. Draft Comprehensive Zoning Ordinance update review
 - i. Muvdi stated that this Commission has seen this update previously. Berks County Planning Commission has also reviewed and provided a review with minimal comments. Their comments have been added to the update.
 - j. Motion was made by Sobotka and seconded by Burkhardt to accept the changes requested by the BCPC review and recommend approval to the Supervisors. Motion passed (4-0)
 - b. There was also discussion on the Joint Comprehensive Plan. The Committee did meet on July 25th at Greenwich Township to discuss future meetings. Burkhardt and Bucci provided additional information

MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:

1. The Planning Commission reviewed the Status Report for the month

PROFESSIONAL SERVICES:

1. Solicitor - Chris Muvdi

- a. Nothing at this time
- 2. Engineer - Chris Falencki
 - a. Nothing at this time

HEARING OF THE VISITORS & PUBLIC COMMENT: nothing from the public at this time

- a. There was additional discussion regarding the Township 537 plan as well as perc testing being done on Hilltop Road

ADJOURNMENT: Motion was made by Sobotka and seconded by Burkhardt to adjourn at 7:10pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer