

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 19, 2025 - 6:30pm**

MINUTES

CALL MEETING TO ORDER: Chairman Reynolds called the meeting to order with the Pledge of Allegiance. Members present: Martin Kozlowski, 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 May 15, 2025 meeting minutes
 - a. Motion made by Kozlowski and seconded by Burkhardt to approve the May 15, 2025 meeting minutes. Motion passed (3-0)

PLANS TO REVIEW:

1. Rodale Barn renovations – Prelim/Final plan review
 - a. Engineer, Tom Dredge, presented the revised project as well as renderings of the proposed exterior renovations. They are still in need of DEP approval for the sewage module
 - b. The letters of Falencki dated June 18, 2025 and Paff dated June 11, 2025, as well as the Fire Marshal letter were reviewed. Dredge stated that they can comply with the letters
 - c. The waiver letter dated June 19, 2025 was reviewed
 - d. Motion made by Burkhardt and seconded by Kozlowski to recommend approval of the requested waivers. Motion passed (3-0)
 - e. Motion made by Kozlowski and seconded by Burkhardt to recommend Prelim/Final plan approval per the letters of Falencki, Paff and the Fire Marshal. Motion passed (3-0)
2. Long residence – Mill Creek and Deer Run Road – Preliminary plan review
 - a. Michael Houston presented the plan
 - b. The letters of Falencki dated June 18, 2025 and Paff dated June 10, 2025, as well as the Fire Marshal letter were reviewed
 - c. There was discussion on site distance, which Long stated that the neighbors are willing to help him out with some grading to be able to meet the requirement
 - d. There was also lengthy discussion on entrance width for fire truck access
 - e. No action was taken on the plan
3. Kutztown University Solar – Prelim/Final plan review
 - a. Joe Burget presented the updated plan. Burget also informed the Commission that the requested letter was sent to the neighboring properties as requested at the last meeting
 - b. The letters of Falencki dated June 18, 2025 and Paff dated June 11, 2025 were reviewed, as well as the Fire Marshal letter
 - c. Burget presented an update waiver request letter dated June 17, 2025
 - d. Motion made by Reynolds and seconded by Burkhardt to recommend approval of the SALDO waivers. Motion passed (3-0)
 - e. Motion made by Burkhardt and seconded by Kozlowski to recommend approval of the stormwater waivers. Motion passed (3-0)
 - f. Motion made by Burkhardt and seconded by Kozlowski to recommend Prelim/Final plan approval per the letters of Falencki, Paff and the Fire Marshal, as well as added plan notes regarding landscaping. Motion passed (3-0)
4. ALDI Inc. – Prelim/Final plan – acceptance as complete

- a. Motion made by Kozlowski and seconded by Burkhardt to accept the plan. Motion passed (3-0)
- 5. Comprehensive Plan/SALDO/Zoning Update
 - Burkhardt stated that there is yet another revision to the Joint Comprehensive Plan agreement that will need to be approved by the Board of Supervisors at their July meeting
 - Reynolds and Burkhardt presented a plan to review and assess the Township Ordinances to be progressive and identify risk areas

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:

- 1. Resident Ethan Boyer introduced himself to the newer members of the Commission

ADJOURNMENT: Chairman Reynolds adjourned the meeting at 7:45pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer