

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 20, 2025 - 6:30pm**

MINUTES

CALL MEETING TO ORDER: Chairman Reynolds called the meeting to order with the Pledge of Allegiance. Members present: Michael Berger, Dave Sobotka, Laurel Burkhardt and Martin Koslowski. Professionals present: Engineer, Chris Falencki; Solicitor, Chris Muvdi; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jerilyn Wehr

PUBLIC COMMENT: (Agenda items) Nothing at this time

APPROVAL OF THE MINUTES:

1. Motion to approve the January 16, 2025 meeting minutes
 - a. Motion made by Berger and seconded by Burkhardt to approve the January 16, 2025 meeting minutes. Motion passed (5-0)

PLANS TO REVIEW:

1. Villas of Maxatawny - Final plan
 - a. Project engineer Scott Sweigert and developer Brian Kobularcik presented the plan. Sweigert stated that the sewer line placement has been revised and the cul-de-sac has been changed to allow for the 100 feet distance from existing dwellings as requested. A comment letter from Kutztown Boro was received and resubmitted with responses
 - b. The letters of Falencki dated February 19, 2025 and Paff dated February 20, 2025, as well as the Fire Marshal updated January 13, 2025 were reviewed
 - c. There was discussion on the sidewalks, streetlights, road widening of Hartman Road, open space use, traffic impact study, fire hydrant placement, and parking lot screening. As well as the need for an easement related to 523 College Blvd.
 - d. There was also discussion regarding the need for a school bus shelter, which the Commission decided is not needed. As well as discussion regarding wording limiting non-related renters in any home that becomes a rental
 - e. A waiver request letter dated February 20, 2025 was reviewed
 - f. Motion made by Berger and seconded by Sobotka to recommend approval of waiver of 310.c.2.b. Motion passed (5-0)
2. John Long - Preliminary plan
 - a. Michael Houston presented the plan along with property owner John Long. Houston stated that the plan includes building a home on the parcel
 - b. The letters of Falencki dated February 19, 2025 and Paff dated February 20, 2025, as well as the Fire Marshal letter dated January 13, 2025 were reviewed
 - c. There was discussion regarding the access easement, slope of driveway, stormwater management, and Fire truck access
 - d. No action was taken on the plan
3. ALDI Inc proposed Commercial Development - Sketch plan
 - a. Planning Commission member, Dave Sobotka, recused himself from discussion on the project
 - b. Representatives of the project presented the plan. It will consist of a two-lot subdivision. Lot B will hold a Tractor Supply as well as two restaurants. Lot A will hold an Aldi Grocery Store and one restaurant. Both lots will have access from Kutztown Road, as well as from the access way running behind the existing St. Lukes.

- The two lots are planned to connect as well. They have already been in contact with the Maxatawny Township Municipal Authority for sewer discussions
- c. The letters of Falencki dated February 19, 2025 and Paff dated February 20, 2025, as well as the Fire Marshal letter dated February 19, 2025 were reviewed
 - d. There was discussion regarding signage, curbing and sidewalk, hours of operation, hitching post installation for horse and buggies, and outside use related to the Tractor Supply
 - e. There was also discussion on items that they will be requesting variances for
 - f. Resident Anne Franke voiced concern related to the location of the access road
 - g. Resident David Sobotka also voiced concern related to the location of the access road and recommended it being a one-way access
 - h. Business Owner, Carl Kunkle voiced concern regarding stormwater runoff
 - i. No action was taken on the plan
4. Rodale – Prelim/Final plan acceptance as complete
 - a. Motion made by Berger and seconded by Burkhardt to accept the plan as complete. Motion passed (5-0)
 5. Comprehensive Plan/SALDO/Zoning Update
 - Burkhard stated that additional comments were submitted to Laura March at the County. Responses have not yet been received

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 at this time

ADJOURNMENT: Motion was made by Sobotka and seconded by Berger to adjourn at 9:03pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer