

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 20, 2024 - 6:30pm**

MINUTES

CALL MEETING TO ORDER: Vice-Chairman Michael Berger called the meeting to order at 6:30pm with the Pledge of Allegiance. Members present: Rob Reynolds, Laurel Burkhardt, Dave Sobotka (by speaker phone), and Don Bucci (by zoom). Professionals present: Engineer, Chris Falencki and Anderson Deutschman; Solicitor, Michael Gombar; and Township Secretary/Treasurer, Jerilyn Wehr

PUBLIC COMMENT: (Agenda items)

1. There were no comments at this time

APPROVAL OF THE MINUTES:

1. Motion to approve the May 16, 2024 meeting minutes
 - a. Motion made by Bucci and seconded by Burkhardt to approve the May 16, 2024 meeting minutes. Motion passed (5-0)

PLANS TO REVIEW:

****Vice-Chairman Berger stated that there will be a rearrangement of the agenda this evening****

1. McDonalds - Prelim/Final plan
 - a. There was no one in attendance from the project. Discussion tabled until next meeting
2. Conditional Use application review - 222 Capital Partners LLC
 - a. Project Representatives, Dan Rowley, Jim Bannon, John Wichner, and Ron Madison presented the application to the Commission
 - b. The letters of Falencki dated March 18, 2024 and Paff dated March 21, 2024 were reviewed
 - c. There was lengthy discussion regarding the project including lot layout, buffers and landscaping, stormwater management, parking and lighting.
 - d. There was also discussion regarding the existing traffic study and the request for a new study to be completed, which would include additional intersections, as well as discussion on whether water and sewage would be on-site or public
 - e. Resident Marty Yourkavitch voiced concern regarding the size of the warehouses, vehicles per day, and roads included in the traffic study
 - f. Resident Steve Moyer voiced concern over the water and sewage
 - g. Motion made by Sobotka and seconded by Bucci to make no recommendation on the application due to unanswered questions. Motion passed (3-0). Reynolds and Burkhardt abstained
3. 222 Capital Partners - Preliminary plan
 - a. Attorney Dan Rowley stated that they are not looking for any review of the preliminary plan this evening. Discussion tabled

****Member Dave Sobotka left the meeting at 7:27pm****

4. Comprehensive Plan/SALDO/Zoning Update
 - a. Draft Landscaping Ordinance
 - Deutschman stated that she received multiple recommendations from Planning Commission members as well as recommendations from the Historic Commission that were incorporated into the draft
 - There was discussion regarding fencing and hedgerows
 - Deutschman will revise and resubmit draft for additional review
 - b. Draft Solar Ordinance revision review
 - There was extensive discussion including signage, screening, vegetation, decommission bonds, height of panels, lightening strike and grid protection
 - Motion made by Bucci and seconded by Burkhardt to recommend approval of the draft ordinance upon inclusion of items discussed this evening. Motion passed (4-0)

****Member Don Bucci left the meeting at 8:30pm****

5. Hartman Road Townhouses – Sketch plan
 - a. Larry Grybosky presented the plan and updated the Commission on revisions made since the last presentation
 - b. There was discussion regarding number of units proposed, street connections, open space, road width, parking spaces, stormwater management, setbacks, buffers, and sidewalks
 - c. Resident Steve Moyer questioned if the project would have public water and sewer
 - d. No action taken on the plan
6. Zoning Hearing application review - Maxatawny CSG1 LLC Solar
 - a. Project representatives Jen Johnson and Chris Watt presented the application stating that the proposed project is in the R2 zoning district and is not a permitted use in this zoning district. They are scheduled to go before the Zoning Hearing Board to request a use variance on June 25, 2024
 - b. There was discussion regarding the zoning, placement of panels due to the sewer line running through the property, if the property will be purchased or leased, and need for a decommission bond
 - c. Motion made by Burkhardt and seconded by Reynolds to make no recommendation on the project. Motion passed (3-0)

MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:

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

PROFESSIONAL SERVICES:

1. Solicitor – Michael Gombar
 - a. Nothing at this time
2. Engineer – Chris Falencki/ Anderson Deutschman
 - a. Nothing at this time

HEARING OF THE VISITORS & PUBLIC COMMENT:

1. There were no comments

ADJOURNMENT: Motion was made by Reynolds and seconded by Burkhardt to adjourn at 9:03pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer