

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, MARCH 21, 2024 - 6:30pm**

MINUTES

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

PUBLIC COMMENT: (Agenda items)

1. Multiple residents/taxpayers stated that they would like to speak regarding agenda items when being discussed

APPROVAL OF THE MINUTES:

1. Motion to approve the February 15, 2024 meeting minutes
 - a. Motion made by Berger and seconded by Sobotka to approve the February 15, 2024 meeting minutes. Motion passed (5-0)

PLANS TO REVIEW:

1. McDonalds – Prelim/Final plan acceptance as complete
 - a. Erik Schock, Attorney and Justin Klee, Engineer for the project were in attendance
 - b. There was minimal discussion on the project, as reviews have not yet been completed. Items discussed were access, waivers, location, and subdivision of the lot
 - c. Motion made by Berger and seconded by Sobotka to accept the plan as complete. Motion passed (5-0)
2. Conditional Use application review – Hilltop Industrial
 - a. No review was completed, as the project representatives asked for the review to be completed at the April meeting
 - b. Solicitor Muvdi stated that the project reps will be submitting a continuance to hold the Conditional Use hearing at a later date that is not yet set. The original date was set for April 9, 2024. We will meet that evening only to announce the new date
3. Conditional Use application review – 222 Capital Partners
 - a. No review was completed, as the project representatives asked for the review to be completed at the April meeting
 - b. Solicitor Muvdi stated that the project reps have requested to open the hearing on the originally scheduled date of April 8, 2024 to proceed in establishing parties to the hearing. All interested in becoming a party must attend on the 8th to submit interest
4. Zoning Hearing application review – Age Restricted Community/Tucker Tract
 - a. Paff stated that the requested variances pertain to width and lot size
 - b. No recommendation was made on the application
5. Comprehensive Plan/SALDO/Zoning Update
 - a. Bucci stated that we are expecting notification of grant awards in April or May for the Joint Comprehensive plan
 - b. The Commission was provided with a draft of possible zoning and SALDO revisions prepared by Engineer Falencki
 - c. Bucci stated that he would really like to see a requirement for solar to be placed on warehouse roofs
 - d. Fire Marshal Hauck stated that solar panels on roofs can hinder fire operations

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 Peter Karch stated that he would like to see a percentage of the energy from solar fields go directly to the community

ADJOURNMENT: Motion was made by Sobotka and seconded by Berger to adjourn at 7:09pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer