

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, APRIL 18, 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, Rob Reynolds, and Laurel Burkhardt. Professionals present: Engineer, Chris Falencki and Anderson Deutschman; 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 March 21, 2024 meeting minutes
 - a. Motion made by Reynolds and seconded by Berger to approve the February 15, 2024 meeting minutes. Motion passed (5-0)

PLANS TO REVIEW:

1. McDonalds – Prelim/Final plan
 - a. Project representatives requested to hold off on the review of the plan until the May Planning Commission meeting
2. Conditional Use application review – Hilltop Industrial
 - a. No review will be completed this evening due to a conflict of two members of the Commission (Reynolds and Burkhardt) and one member not being in attendance which caused a lack of a quorum.
3. Conditional Use application review – 222 Capital Partners
 - a. No review will be completed this evening due to a conflict of two members of the Commission (Reynolds and Burkhardt) and one member not being in attendance which caused a lack of a quorum.
4. 222 Capital Partners LLC – Preliminary plan acceptance as complete
 - a. The Planning Commission accepted the plan for review at the May meeting
5. Martin Solar – Stormwater management
 - a. Project Representative, Joe Burget explained the layout of the project that was given conditional final approval in 2023. They are looking for some waivers of stormwater requirements
 - b. After lengthy discussions it was determined that the Planning Commission would like to see soils testing completed on the property and an updated waiver request list
6. Provco Pinegood Kutztown LLC
 - a. Project representative requested to hold off on the review of the plan until the May Planning Commission meeting
7. Villas of Maxatawny (Lobb Tract) – Preliminary plan
 - a. Brian Focht of C2C Design and Developer Brian Kobularcik presented the plan
 - b. The letters of Falencki dated April 16, 2024 and Paff dated April 18, 2024 were reviewed
 - c. There was discussion related to public water and sewer needs, Hartman Road improvements, curbing, parking lots, community garden, landscaping, fire hydrant placement, renderings of the buildings and trash pickup
 - d. There was also discussion related to open space and what areas of the property could be used as open space

- e. Waiver requests were provided and discussed, which included cul-de -sac length, traffic impact study completion and fencing around the stormwater area
- f. Motion made by Berger and seconded by Bucci to recommend approval of the waiver request for cul-de-sac length. Motion was withdrawn after not receiving a majority vote
- g. Resident Marty Yourkavitch voiced concern regarding parking
- 8. Zoning Hearing application review – 222 Capital Partners appeal of Zoning Officer decision
 - a. Solicitor Muvdi stated that this review will not be completed due to litigation
- 9. 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 landscape ordinance revision. There was extensive discussion regarding the draft with many recommendations made to Engineer Falencki for additions/revisions

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 Berger and seconded by Reynolds to adjourn at 9:00pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer