

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, MAY 15, 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, Martin Koslowski, and Laurel Burkhardt (by zoom). Professionals present: Engineer, Nick Perelli; 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 March 20, 2025 meeting minutes
 - a. Motion made by Berger and seconded by Sobotka to approve the March 20, 2025 meeting minutes. Motion passed (5-0)

PLANS TO REVIEW:

1. Hoke/Tercha Subdivision – Prelim/Final plan review
 - a. Engineer, Tom Dredge, presented the project. This plan includes 2 existing parcels being subdivided into 4 parcels. Dredge is working on acquiring outside approvals including Highway Occupancy Permits and sewer planning module approval
 - b. The letters of Falencki and Paff dated May 14, 2025 were reviewed
 - c. There was discussion on emergency access and maintaining lot 1 as ag preservation
 - d. Dredge presented the waiver requests per the letter dated April 23, 2025
 - e. Motion made by Sobotka and seconded by Berger to recommend approval of waivers 402.3, 502.1, and 502.2. Motion passed (5-0)
 - f. Motion made by Sobotka and seconded by Berger to recommend approval of waiver 502.3. Motion passed (5-0)
 - g. Motion made by Sobotka and seconded by Berger to recommend approval of waiver 502.4. Motion passed (5-0)
 - h. Motion made by Sobotka and seconded by Berger to recommend approval of waiver 503.1. Motion passed (5-0)
 - i. Motion made by Sobotka and seconded by Berger to recommend approval of waiver 503.2. Motion passed (5-0)
 - j. Motion made by Sobotka and seconded by Berger to recommend Prelim/Final plan approval per the letters of Falencki and Paff as well as receiving all State approvals and maintaining a portion of lot 1 as ag preservation. Motion passed (5-0)
2. Kutztown University Solar – Final plan review
 - a. Joe Burget presented the revised plan showing changes to the stormwater management, fencing, and parking
 - b. The letters of Falencki and Paff dated May 14, 2025 were reviewed
 - c. There was discussion on trees and fencing, the decommissioning plan, and the letters sent to neighboring property owners regarding stormwater management
 - d. Burget presented the waiver requests per the letter dated April 19, 2025
 - e. No action was taken. The Planning Commission did request that the next submission include stormwater corrections, with proof of mailing to neighboring property owners
3. Zoning Hearing application review – Paul Burkholder
 - a. Motion made by Sobotka and seconded by Koslowski to recommend not approving any variances for the Paul Burkholder zoning application. Motion passed (5-0)

4. Zoning Hearing application review – Aldi Inc
 - a. Planning Commission member Dave Sobotka recused himself from discussion on this agenda item
 - b. Motion made by Kozlowski and seconded by Berger to recommend approval of the requested variances for the Aldi Inc zoning application. Motion passed (5-0)
5. Zoning Hearing application review – Maxatawny CSG2 & CSG3 Solar (Tucker Tract)
 - a. Planning Commission member Dave Sobotka recused himself from discussion on this agenda item
 - b. There was no recommendation made on this application
6. Comprehensive Plan/SALDO/Zoning Update
 - Reynolds reported that there is one Municipality that has not signed the new agreement for the Joint Comprehensive Plan. County rep Dave Hunter is working with that Municipality to try to work out any issues they may have

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 Koslowski to adjourn at 8:04pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer