

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 16, 2025 - 6:30pm**

MINUTES

CALL MEETING TO ORDER: Chairman Reynolds called the meeting to order with the Pledge of Allegiance. Members present: Michael Berger, Martin Kozlowski, Laurel Burkhardt (by zoom). Professionals present: Engineer, Chris Falencki; Solicitor, Chris Muvdi; Township Code Enforcement Officer, Chris Paff; and Office Assistant, Tricia Wessner

PUBLIC COMMENT: (Agenda items) Nothing at this time

APPROVAL OF THE MINUTES:

1. Motion to approve the July 17, 2025 meeting minutes
 - a. Motion made by Burkhardt and seconded by Berger to approve the June 19, 2025 meeting minutes. Motion passed (4-0)

PLANS TO REVIEW:

1. Conditional Use Application review – East Penn Manufacturing
 - a. Attorney Mark Koch presented the application which requests an amendment to the 2016 Conditional Use Decision that requires the property to connect to public sewer
 - b. The letters of Falencki and Paff dated October 16, 2025 were reviewed
 - c. Engineer Falencki stated that he does not feel that we should go against the Township 537 plan
 - d. There was discussion regarding the request
 - e. Motion made by Berger and seconded by Kozlowski to recommend connection to the sewer. Motion passed (3-1) Burkhardt - no
2. Leck Waste – Sketch plan
 - a. Representatives of the project presented the plan and provided details of the proposed updates, including the hours of operation. Documentation is currently being reviewed by PennDot and DEP
 - b. The letters of Falencki dated October 15, 2025 and Paff dated October 16, 2025 were reviewed
 - c. There was also a request to waive Land Development
 - d. Motion made by Berger and seconded by Kozlowski to recommend waiving Land Development. Motion passed (4-0)
3. ALDI Inc – Sketch plan
 - a. Representative of the project presented the revised plan and reviewed the changes
 - b. The letters of Falencki dated October 14, 2025 and Paff dated October 16, 2025 were reviewed
 - c. There was discussion on the roads and traffic signal as well as curbing and sidewalk installation
 - d. No action taken on the plan
4. Comprehensive Plan/SALDO/Zoning Update
 - a. Discussion on Zoning Ordinance amendment regarding agricultural fences
 - Discussion tabled
 - b. Discussion on Ordinance review chart
 - Discussion tabled for further review of data provided
 - c. Discussion on Data Center Ordinance
 - There was discussion regarding concerns of Data Centers

- Motion made by Reynolds and seconded by Berger to request the Board of Supervisors authorize the drafting of an Ordinance regarding Data Centers. Motion passed (4-0)

Reynolds also provided an update on the Joint Comprehensive Plan stating that meetings will begin in the new year and may be held at the Township Office

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. Falencki informed the Commission that he will be retiring January 2026

HEARING OF THE VISITORS & PUBLIC COMMENT:

1. Tax payer Josh Tucker asked about his easement and if the ALDI project would affect it

ADJOURNMENT: Motion made by Berger and seconded by Kozlowski to adjourn the meeting at 8:07pm. Motion passed (4-0)

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer