

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, JULY 17, 2025 – 6:30pm**

MINUTES

CALL MEETING TO ORDER: Chairman Reynolds called the meeting to order with the Pledge of Allegiance. Members present: Michael Berger, David Sobotka, Martin Kozlowski. Professionals present: Engineer, Chris Falencki; 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 June 19, 2025 meeting minutes
 - a. Motion made by Kozlowski and seconded by Berger to approve the June 19, 2025 meeting minutes. Motion passed (4-0)

PLANS TO REVIEW:

1. ALDI Inc. – Prelim/Final plan review
 - a. Project reps requested to hold off review until August meeting – request granted
2. Wessner Subdivision – Prelim/Final plan review
 - a. Tom Dredge presented the plan
 - b. The letters of Falencki dated July 15, 2025 and Paff dated July 16, 2025 were reviewed
 - c. The waiver request letter dated February 26, 2025 was reviewed
 - d. Motion made by Berger and seconded by Sobotka to recommend approval of the requested waivers. Motion passed (4-0)
 - e. Motion made by Sobotka and seconded by Berger to recommend conditional prelim/final plan approval. Motion passed (4-0)
3. Fegely residence – Deer Run Road – Sketch plan review
 - a. Rob Hain presented the plan. This will be a single family dwelling on a lot with steep slopes and a stream along the roadway
 - b. The letters of Falencki and Paff dated July 16, 2025 were reviewed
 - c. There was discussion on the stream crossing and tree clearing, as well as driveway issues due to the slope including fire truck access.
 - d. No action taken on the plan
4. Siegel Distributing – Folk Road – Sketch plan review
 - a. Rob Hain presented the plan. Siegel Distributing is looking to expand for more storage space on site. They are looking to purchase the neighboring property and combine it with an existing parcel and add a storage building. There would be a new driveway added to access the storage building. There is an existing barn and two smaller sheds on the property with both sheds and portions of the barn removed
 - b. The letters of Falencki dated July 16, 2025 and Paff dated July 17, 2025 were reviewed
 - c. There was discussion on the new driveway, curbing, deliveries, and parking
 - d. No action taken on the plan
5. Zoning Hearing application review – John Weaver/94 Gun Club Road
 - a. Paff informed the Commission that a deer fence was installed on the property without a permit. The fence is 8 foot high, is located in the flood plain and has utility poles inside the fence
 - b. No recommendation was made by the Planning Commission on this application
6. Zoning Hearing application review – Mark Martin/390 Hinterleiter Road

- a. Paff informed the Commission that the request is to add a freezer to the butcher shop that will extend into the setback line of the property
- b. No recommendation was made by the Planning Commission on the application
- 7. Comprehensive Plan/SALDO/Zoning Update
 - Wehr stated that the revised agreement was approved and signed by the Board of Supervisors at their July meeting. The document was forwarded to the County

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 made by Sobotka and seconded by Berger to adjourn the meeting at 7:30pm.
Motion passed (4-0)

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer