THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 17, 2026 – 6:30pm

MINUTES

CALL MEETING TO ORDER: Chairman Reynolds called the meeting to order at 6:30pm with the Pledge of Allegiance. Members present: Michael Berger, David Sobotka, and Martin Kozlowski. Professionals present: Engineer, Jan Miller; Solicitor, Chris Muvdi (by zoom); Township Consultant, Jerome Skrincosky; Township Enforcement Officer/Manager, Tiffany Loomis; and Township Secretary/Treasurer, Jerilyn Wehr

PUBLIC COMMENT: (Agenda items) nothing at this time

APPROVAL OF THE MINUTES:

1. Motion to approve the August 20, 2026 meeting minutes
   a. Motion made by Sobotka and seconded by Kozlowski to approve the August 20, 2026, meeting minutes. Motion passed (4-0)

PLANS TO REVIEW:

1. University Park – Preliminary plan review
   a. Engineer, Brian Focht presented the revised plan and updated the Commission on the open space layout which now includes a walking trail, dog park and community garden
   b. The letters of McCarthy dated September 14, 2026 and Skrincosky dated September 12, 2026 were reviewed. Focht stated that they can comply with the remaining comments
   c. There was discussion regarding the open space
   d. The waiver request letter dated August 26, 2026 was reviewed
   e. Motion made by Sobotka and seconded by Berger to recommend approval of the requested waivers. Motion passed (4-0)
   f. Motion made by Sobotka and seconded by Reynolds to recommend conditional approval of the preliminary plan based on the letters of McCarthy and Skrincosky, as well as the recommendations of open space provided by the Planning Commission. Motion passed (4-0)
2. ALDI Inc – Final plan review
   a. Planning Commission member David Sobotka recused himself from discussion on this project
   b. Matt Mazzella and Erich Schock presented the plan. They have completed the recording of the subdivision and received Conditional Use approval from the Board of Supervisors. The sidewalk location has been updated and the final tenant has been confirmed for the third fast food location. Water service has been approved by Kutztown Boro and the Municipal Authority has approved use of holding tanks for two of the five buildings until more EDU's become available
   c. The letters of McCarthy dated September 15, 2026 and Skrincosky dated September 14, 2026 were reviewed
   d. Motion made by Berger and seconded by Kozlowski to recommend final conditional approval of the final plan based on the letters of McCarthy and Skrincosky . Motion passed (3-0)
3. Maxatawny Industrial – Long Lane – Preliminary plan review
   a. Tom Dredge presented the plan and updated the Commission on the project. The subdivision has been completed and the parcel is 28 acres, with a proposed 300,000 square foot warehouse

b. The letters of McCarthy dated September 17, 2026 and Skrincosky dated September 16, 2026 were reviewed
c. There was discussion about parking and staging, stormwater management, landscaping and grading, emergency access and height of the building and the watertank
d. Resident Marty Yourkavitch voiced concern regarding truck back up
e. No action taken

4. Comprehensive Plan/SALDO/Zoning Update
   a. Discussion on draft Overlay District
      - Draft 4 was presented to the Commission. Skrincosky reviewed the updates completed since the joint meeting of the Board and the Planning Commission
      - Solicitor Muvdi recommended taking more time to review the draft
      - The Commission requested that Wehr work on a date for an additional joint meeting
   b. Discussion on Landscape Ordinance
      - Muvdi presented an updated version of the draft which incorporated comments from the Berks County Planning Commission
      - Reynolds had additional comments to provide to Muvdi
      - Motion made by Reynolds and seconded by Kozlowski to authorize Muvdi to resend the revised draft with Reynolds additional comments back to the BCPC for review. Motion passed (4-0)
   c. Discussion on Data Center Ordinance
      - No discussion

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 – Jan Miller
   a. Nothing at this time

HEARING OF THE VISITORS & PUBLIC COMMENT:

ADJOURNMENT: Motion made by Sobotka and seconded by Berger to adjourn the meeting at 8:21pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer