

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, MARCH 20, 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, and Martin Koslowski. 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 February 20, 2025 meeting minutes
 - a. Motion made by Sobotka and seconded by Berger to approve the February 20, 2025 meeting minutes. Motion passed (4-0)

PLANS TO REVIEW:

1. Rodale – Prelim/Final plan review
 - a. Engineer for the project, Tom Dredge, introduced himself along with other representatives of the project including David Willy with Rodale, Nick Snyder architect, and Sam Cohen Attorney.
 - b. Dredge stated that the project includes updating the 1819 barn on site. There are portions of the barn that are not original, that will be demolished, and then new additions will be made to the original 1819 barn. The space will then be used for classrooms, offices and meeting rooms. There will be some additional sidewalks. Stormwater management will be completed
 - c. The letters of Falencki and Paff dated March 19, 2025, as well as the Fire Marshal dated March 20, 2025 were reviewed
 - d. There was discussion on the total increase of impervious surface, parking, driveway access, road improvements, and request for architectural renderings
 - e. There was also discussion on whether this project will require Conditional Use approval. Dredge will provide required information to make determination
 - f. Dredge presented the waiver requests per the letter dated January 24, 2025
 - g. There was discussion on the waiver requests
 - h. No action was taken
2. Wessner Subdivision – Prelim/Final plan review
 - a. Engineer, Tom Dredge, presented the project. The existing property is 220 acres and is proposed to be subdivided into two parcels with lot 1 being 75 acres and lot 2 being 145 acres
 - b. The letters of Falencki and Paff dated March 19, 2025 were reviewed
 - c. There was discussion on screening and access to both lots including driveway location, as well as discussion on outside agency letter reviews
 - d. Dredge presented the waiver requests per the letter dated February 26, 2025
 - e. No action was taken
3. Kutztown University Solar – Final plan review
 - a. Joe Burget presented the revised plan showing changes to the stormwater management for the project. NPDES permit has been submitted for review
 - b. The letters of Falencki dated March 19, 2025 and Paff dated March 20, 2025 were reviewed

- c. There was discussion on buffers, trees and fencing, as well as emergency access and curbing
- d. Burget presented the waiver requests per the letter dated March 20, 2025
- e. There was discussion on the waiver requests
- f. No action was taken
- 4. Villas of Maxatawny – Final plan
 - a. Project engineer Brian Focht and developer Brian Kobularcik presented the plan. Focht stated that the planning module has gotten approval by DEP
 - b. The letters of Falencki and Paff dated March 19, 2025, as well as the Fire Marshal updated March 20, 2025 were reviewed
 - c. There was discussion on overflow parking, curbing and road improvements
 - d. There was also discussion on the road name of Brigham Drive. The County voiced concern on the name due to a Brigham Court in a different municipality 9 miles away. The Commission did not have a problem with the name
 - e. The waiver request letter dated March 20, 2025 was reviewed
 - f. Motion made by Sobotka and seconded by Berger to recommend approval of waivers of 305 and 402.10.C.1 and 310.c.2.b Motion passed (4-0)
 - g. Motion made by Sobotka and seconded by Berger to recommend conditional final plan approval based on the letters of Falencki, Paff and Fire Marshal, as well as supply the HOA document and PennDot permit for sewer. Motion passed (4-0)
- 5. Comprehensive Plan/SALDO/Zoning Update
 - Nothing new at this time

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 stated that next month there will be a request to review and make a recommendation on a grant application for the Municipal Authority to retrofit the water tank

HEARING OF THE VISITORS & PUBLIC COMMENT: nothing at this time

ADJOURNMENT: Motion was made by Sobotka and seconded by Koslowski to adjourn at 8:30pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer