

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 16, 2017**

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**MINUTES**

**CALL MEETING TO ORDER:** Ed Simpson called the meeting to order at 7:30PM with the Pledge of Allegiance. Members present: Earl Martin and Don Bucci. Professionals present: Solicitor, Jill Nagy; Engineer, Chris Falencki; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jerilyn Wehr.

**APPROVAL OF THE MINUTES:**

1. Motion was made by Bucci and seconded by Martin to approve the Minutes of the January 19, 2017 Planning Commission Meeting. Motion passed (3-0).

**PLANS TO REVIEW:**

1. East Penn Self Storage – Preliminary Plan
  - a. Project manager, Mr. Fantozi and project engineer, Mr. Preston approached the Commission to review Engineer Falencki's letter dated February 13, 2017 and Code Officer Paff's letter dated February 16, 2017.
  - b. There was discussion regarding the screening for the property. The fire marshal recommended not planting anything that would get larger than 6 ft. It was determined that dwarf spruce would be a good option and be planted as presented on the plan.
  - c. Mr. Fantozi presented a building layout. The end walls will be masonry built with no doors. Preferred building colors of tan for the building and dark green for the doors were presented.
  - d. Paff requested that the septic area be protected during construction.
  - e. Requested waivers were reviewed.
  - f. Motion made by Bucci and seconded by Martin to accept the preliminary plan consistent with the requested waivers. Motion passed (3-0).
2. Schadler Industrial – Preliminary Plan
  - a. Rob Hain of Berks Surveying represented the plan. Hain reminded the Commission that they have seen this as a sketch plan. The layout has not changed.
  - b. Engineer Falencki's letter dated February 13, 2017 and Code Officer Paff's letter dated February 16, 2017 were reviewed.
  - c. There was discussion regarding the screening for the property. The fence will be 6 ft. high. There will be no slats in the fence, with evergreens every 5 ft.
  - d. There are currently 10 parking spaces on the plan. It was recommended by Paff to add at least 2 extra spaces.
  - e. Lighting will be in the fenced area and they are proposing low watt LED lights every 30 ft.
  - f. Paff requested confirmation of the current slope of the lot and the proposed slope after construction of the fenced in lot.
  - g. Hain questioned the possibility of leaving a portion of the lot gravel.
  - h. Requested waivers were reviewed.
  - i. Motion made by Bucci and seconded by Martin to accept requested waivers. Motion passed (3-0).
3. Misty Glen poultry Farm – Preliminary/Final Plan
  - a. Rob Hain represented the plan. He reminded the Commission that this project is located on Albright Rd and Siegfriedale Rd. It is at the previous location of the Woodbridge Golf Course, which is now grass fields. The proposed chicken barn would be in the

Weisenberg Township portion of the property with the existing lane from Albright Rd being the main entrance/exit. The barn would hold between 50,000 and 54,000 chickens for egg production. Manure would be stored on site and used on the property with the extra sold. The project is approved in Weisenberg Township/Lehigh County.

- b. Paff questioned the plan contours, stating that the recorded plan and what is being shown are different.
- c. Paff's February 10, 2017 letter states that the proposed use is not a permitted use in the A-R zoning district.
- d. Falencki stated that if zoning does get resolved and the property is approved as a farm, all remaining golf course items on the property would need to be removed. Also, the existing lane that is proposed as the driveway is only 5-6 ft. wide and sits right on the property line. That would need to be moved away from the property line. Also, a traffic study may need to be done due to trucks pulling out from Albright Rd onto Siegfriedale Rd.
- e. Nagy questioned if there would be an incinerator on site. Hain replied in the negative. Nagy questioned the plan for deceased birds. Hain was not sure of the plan.

**MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:**

1. The Planning Commission reviewed the Status Report for the month.

**PROFESSIONAL SERVICES:**

1. Solicitor - Jill Nagy
  - a. Nothing at this time.
2. Engineer - Chris Falencki
  - a. Nothing at this time.

**HEARING OF THE VISITORS & PUBLIC COMMENT:**

1. Nothing from the visitors in the audience.

**ADJOURNMENT:** Motion was made by Bucci and seconded by Martin to adjourn at 8:58pm.

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Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer