

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 17, 2016**

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**MINUTES**

**CALL MEETING TO ORDER:** Chairman Ken Bleiler called the meeting to order at 7:32PM with the Pledge of Allegiance. Members present: Ed Simpson and Don Bucci. Professionals present: Engineer, Chris Falencki; Solicitor, Jill Nagy; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jeri Wehr.

**APPROVAL OF THE MINUTES:**

1. Motion was made by Ed Simpson and seconded by Don Bucci to approve the Minutes of the February 18, 2016 Planning Commission Meeting. Motion passed (3-0).

**PLANS TO REVIEW:**

1. Leiby Development
  - a. Rob Hain of Berks Surveying presented the preliminary plans.
  - b. The Commission reviewed Engineer Falencki's review letter of 3-15-2016 as well as Code Officer Paff's letter of 3-16-2016.
  - c. A general discussion was held regarding the well. Steve Leiby stated that the well would have casing and grouting down to 100ft to avoid problems with neighboring properties.
  - d. A general discussion was held regarding the retention basin. The system has been redesigned to retain all required volume of water below the surface of the ground.
  - e. Resident Harold Leiby voiced concern about potential contamination of the existing spring on his property.
  - f. Steve Leiby presented documentation dated 11-24-2015 from Environmental Design Service suggesting that there would be no impact on the spring from the on lot septic system.
  - g. Steve Leiby also presented documentation dated 6-26-2007 from M.J. Reider Assoc. stating that the spring water did not comply with DEP standards for safe drinking water.
  - h. Motion made by Ed Simpson and seconded by Don Bucci to provide conditional plan approval based on Chris Paff's and Chris Falencki's review letters.
2. Arrowhead Lot 18 & 19
  - a. Rob Hain of Berks Surveying presented the revised plans.
  - b. The Commission reviewed Engineer Falencki's review letter of 3-15-2016 as well as Code Officer Paff's letter of 3-16-2016.
  - c. A general discussion was held regarding screening on the property. The design was presented with screening on two sides. The consensus of the Commission was to have screening on 3 sides of the property.
  - d. Code Officer Paff stated that the plan is calling for a porta potty on site. He stated that if the property wants restroom facilities, code requires an on lot system. His advice is to remove the porta potty from the plan.
  - e. A general discussion was held regarding the driveway/curb cuts. The current plan exceeds the township ordinance relating to maximum curb cut. The planned driveways were sized accordingly for the truck turning radius. It was agreed that the exit opening should be sized equally with the opening that is existing across the street. Exit will only turn left and is not going to be an issue if trucks cross over center of road.
  - f. The cover sheet will need to reflect that lot 18 & 19 have combined. They will now be lot #18.
  - g. DIA will include standard escrow agreement that shall cover all applicable improvements including screening.
  - h. Items 1 - 8 on Code Officer Paff's letter will be addressed through plan revisions.

- i. Motion was made by Don Bucci and seconded by Ed Simpson to provide conditional approval consistent with all items listed above. Motion passed (3-0).
3. Misty Glen Poultry Farm
  - a. Code Officer Paff presented plans for Misty Glen Poultry Farm that he just received. He informed the Commission that there are issues with the plan that he will be discussing with Rob Hain.
  - b. Code Officer Paff informed the Commission that this plan is administratively incomplete and is not accepted for planning review as presented
  - c. A general discussion was held regarding the property. There needs to be a new plan submitted that clarifies the current layout of the property as well as the surrounding property.
  - d. Solicitor Nagy stated that even though the barn is placed in the Weisenberg portion of the property, all plans will need approval by both Townships, just as was needed when the property was made a golf course.

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

1. The Commission reviewed the status report. There were no questions.

**PROFESSIONAL SERVICES:**

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

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

1. Nothing from the visitors in the audience.

**ADJOURNMENT:** Motion was made by Ed Simpson and seconded by Don Bucci to adjourn the meeting at 8:59PM. Motion passed (3-0).

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Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer