

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 20, 2015**

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chairman Ken Bleiler called the meeting to order at 7:30PM. Members present: Ed Simpson, Don Bucci, Nancy Unger, Earl Martin. Professionals present: Engineer, Tom Deily; Solicitor, Jill Nagy.

APPROVAL OF THE MINUTES:

1. Motion was made by Unger and seconded by Bucci to approve the Minutes of the July 16, 2015 Planning Commission Meeting. Motion passed (5-0).

PLANS TO REVIEW:

1. Zoning Change Request - East Penn Manufacturing
 - a. Motion was made by Simpson and seconded by Unger to recommend proceeding with the changes requested by East Penn Manufacturing.
2. Arrowhead Lots 18 & 19 - Preliminary / Land Development Plan
 - a. Rob Hain presented the plans. The proposal calls for a gravel yard and propane tanks similar to lot #10.
 - b. Comment #8 was discussed by the developer to determine whether the underlying plan will be recorded.
 - c. A general discussion occurred regarding the effect of the declaration and the fact that the declaration must be revised and recorded prior to approval to allow for propane storage.
 - d. A general discussion took place regarding the requirement of an additional buffer for the property which is addressed in Code Officer Chris Paff's letter.
 - e. Bucci asked about the area on the property where water and sewer is shown. This is not being requested at this time but wanted to make sure there would be provisions in the future. Currently the plan calls for porta-potty on site.
 - f. The developer is asking for a waiver for the on lot requirements. Chairman Ken Bleiler commented that he still feels a probe should be conducted on the lot.
3. Arrowhead Lot 20
 - a. Coldwell Banker and Earl Stafford appeared before the Commission to see if a conditional use is required to park trucks on lot 20.
 - b. The Realtor discussed using a site plan to show the use of the operation. He would also erect a 6' high fence at the back of the building.
 - c. The potential applicant hauls produce and municipal waste but stated the trucks would be stored empty.
 - d. Bucci raised concern regarding truck fuel spills on site.
 - e. The Commission suggested the applicant present the plan to the Board of Supervisors as a sketch for their feedback.

MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:

1. The Commission reviewed the monthly subdivision report.

PROFESSIONAL SERVICES:

1. Solicitor – Jill Nagy
 - a. Nothing additional
2. Engineer – Tom Deily
 - a. Nothing additional

PUBLIC COMMENT & HEARING OF THE VISITORS:

1. There was no public comment.

ADJOURNMENT: Motion was made to adjourn at 8:30PM. Motion passed (5-0).

Respectfully Submitted,

Justin Yaich, Manager

DRAFT