

**THE TOWNSHIP OF MAXATAWNY  
PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 17, 2015**

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**MINUTES**

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Chairman Ken Bleiler called the meeting to order at 7:30PM with the Pledge of Allegiance. Members present: Donald Bucci, Nancy Unger, and Earl Martin. Professionals present: Engineer, David Tettemere; Solicitor, Jill Nagy; Zoning Officer, Chris Paff; Manager, Justin Yaich. Audience officials: Authority Member, Steve Wilson.

**APPROVAL OF THE MINUTES:**

1. Motion was made by Unger and seconded by Bucci to approve the Minutes of the August 20, 2015 Planning Commission Meeting. Motion passed (4-0).

**PLANS TO REVIEW:**

1. Arrowhead Industrial Park Convenient Store – Sketch Plan
  - a. Rob Hain of Berks Surveying represented the plan. Owner Nick Ciccone was also present along with Nick Seitzinger.
  - b. Solicitor Nagy questioned the proposed sewer flows onto lot #23 since the approved module only allows for 500 GPD and the current plan calls for 800 GPD.
  - c. Solicitor Nagy asked who will own and maintain the storm water pond. Rob Hain stated that it's his understanding that Penn Dot will own and maintain the pond. Township Manager Yaich stated that the Township has no interest in taking ownership or maintenance responsibility of the pond.
  - d. There was a discussion on requesting a rezoning of the property. Solicitor Nagy stated that even if the property was rezoned the applicant would still need to meet all the requirements for approval that they are currently required to meet.
  - e. Engineer Tettemer stated that lot #23 cannot be designated just for the sewer because that will make the lot undevelopable and according to law you cannot create an undevelopable lot.
  - f. Earl Martin raised concern over the truck entrance and suggested having an entrance and exit, each one way.
  - g. Owner Nick Ciccone stated that he would like to postpone the conditional use hearing at this time.
  - h. Motion was made by Bucci and seconded by Unger to table the plans at this time. Motion passed (4-0).
2. Auto Zone – Sketch Plan
  - a. Fanton McHugh and Carmen Didianno represented the plans for Auto Zone.
  - b. Bucci questioned the location of Auto Zone stating that there are already two auto stores in the Township.
  - c. Engineer Didianno stated that they recognize that they need zoning relief.
  - d. Unger questioned how many spots would be necessary for employee parking.
  - e. Solicitor Nagy asked how the applicant would prove a hardship at the zoning hearing.
  - f. Zoning Officer Paff stated that bathrooms must be ADA accessible and open to the public.
  - g. Unger questioned business hours.
  - h. Motion was made by Unger and seconded by Martin to table the plan at this time. Motion passed (4-0).

3. Agricultural Security Application –
  - a. Motion was made by Bucci and seconded by Martin to recommend approval of the agricultural security application as presented. Motion passed (4-0).

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

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

**PROFESSIONAL SERVICES:**

1. Solicitor – Jill Nagy
2. Engineer – Tom Deily

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

1. Steve Wilson commented on the location of the proposed Auto Zone. He has concerns over the close proximity to his property line and the noise that will be created with the business. He isn't opposed to the project. He feels there may be a better layout for the lot that minimizes the impact to his property.

**ADJOURNMENT:** Motion was made by Bucci and seconded by Unger to adjourn the meeting at 9:05PM.

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Respectfully Submitted,

Justin Yaich, Manager