

The May 27, 2021 Zoom meeting of the Weisenberg Township Planning Commission was called to order by Chairperson Diane Matthews-Gehringer at 7:00 p.m. All other members were present and roll call was taken by the Chairperson: Stephen A. McGlynn, Michael Levitsky, Stephen Schaffer, Allen Cerullo and Jeff Broadhurst. Administrator Brian Carl and Engineer Stan Wojciechowski were also present by zoom. The meeting was advertised and conducted in accordance with Act 15.

The minutes of the February 25, 2021 meeting were approved by motion made by Stephen Schaffer, seconded by Michael Levitsky. Motion carried.

**Patricia J. Carls – Lot Line Adjustment – Prel./Final  
Plan Dated 3/28/2021 – 9179 Claussville Road**

Robert Hoppes Jr. (Hoppes Professional Engineering & Surveying) was in attendance to present the proposed lot line adjustment. The applicant Patricia Carls lives at 9151 Claussville Road and she owns 9151 and 9179 Claussville Road. She is looking to increase (9179 Claussville Road – vacant) Lot#1 to 1.5534(+/-) and decreasing (9151 Claussville Road) Lot#2 to 1.9086 (+/-) making both uniform building lots. Stan Wojciechowski reviewed his comment letter dated May 26<sup>th</sup>, 2021. The engineer would support a waiver of the requirements for roadway surface, contour lines and benchmark elevation/location based on USGS datum. Brian Carl reviewed his comment letter dated May 27<sup>th</sup>, 2021.

Stephen Schaffer made a motion, seconded by Jeff Broadhurst to recommend to the Board of Supervisors that the requested (3) waivers be granted. Motion carried.

Jeff Broadhurst made a motion, seconded by Stephen Schaffer, to forward the plan to the Board of Supervisors recommending Prel./Final plan approval conditional upon the engineer's comment letter date May 26<sup>th</sup>, 2021 and Brian's comment letter dated May 27<sup>th</sup>, 2021 along with the (3) requested waivers. Motion carried.

**Glasbern-Knol – Major (4) Lot Subdivision – Preliminary Plan  
Plan Dated 5/12/2021 – 2187 Packhouse Road**

Dan (Berks Surveying & Engineering, Inc.) was in attendance to present the proposed creation of (4) new lots along Mohr Lane. The property is currently part of a 65 acre lot and is owned by Al Granger. Stephen McGlynn asked if the residents around Hailey Court are aware of this subdivision. Brian Carl explained that this subdivision will not affect the residents of Hailey Court as the new lots will have on-lot well and septic. Stan Wojciechowski reviewed his comment letter dated May 27<sup>th</sup>, 2021. Dan will discuss items # 4 & # 7 with regards the Townships requirements with Mr. Granger. They are looking for comments on this plan in order to move forward. Discussion was held regarding the consistency in the speed limit along Mohr Lane. Stan will email the report regarding the speed study (25 mph) that was conducted and established in 2018 when the (4) way stop sign was approved at Apple Road and Mohr Lane. Stephen Schaffer reiterated that the swale and the pipe replacement (#4 & #7) on Mohr Lane is consistent with requirements of proposed subdivisions.

Jeff Broadhurst and Diane Matthews-Gehringer stated that they are not getting comments early enough to review prior to the meetings. Stan Wojciechowski addressed this comment by letting the Planning Commission know that they are going to address this later in the meeting under the SALDO changes.

Stephen McGlynn made a motion, seconded by Mike Levitsky, to table the plan until the applicant can address the outstanding Township requirements. Motion carried.

**Foley CAT – Land Development – Final Plan  
Plan Revised 5/12/2021 – 10171 Old 22**

Kate Durso (Attorney for the Applicant) Heather Smith (Colby Co. Engineering) and John Whichner (McMann Associates) was present to give updates on the status of the final plan and an update from PennDOT regarding the intersection at Old 22 and Rt. 863. The applicant has been unsuccessful at getting the necessary right-of-way at the intersection in order to make this wider. Brian Carl has reached out to the owner of the corner property (Mr. Shaner). We are looking at 537sq.ft. additional space needed in order facilitate the widening. Heather Smith addressed the storm water management section of Stan's review letter with the Board. She stated that they are requesting a waiver from the storm water ordinance that is requiring a minimum 3" orifice on one of their outlets to a 1" orifice design. They plan to ensure no clogging with regular maintenance. John Whichner reviewed the traffic section of Stan's comments with the Board. Discussion was held regarding the elevation of the building verse Route 78. Heather Smith stated that it would be approximately the same elevation as 78. She also stated the lighting of the facility will not leave the site. Steve McGlynn asked about the

neighboring property and how they are handling the storm water from there and if it meets the 100 year flood. Stan answered that the underground pits and above ground basins meet the requirement to handle the storm water management. A letter from the neighboring property (Rapp) to grant an easement to Foley CAT for storm water management has been received and will be noted on the plan. The driveway placement was reviewed and approved by PennDOT.

Jeff Broadhurst made a motion, seconded by Michael Levitsky, to forward the plan to the Board of Supervisors recommending final plan approval conditional upon the engineer's comment letter date May 27<sup>th</sup>, 2021 and Brian's comment letter dated May 27<sup>th</sup>, 2021 along with the (1) requested waiver in # 6 in Stan's review letter. Motion carried.

### **Review of SALDO – Recommended Chages**

Stan Wojciechowski addressed the Planning Commission with proposed SALDO changes. Discussion was held regarding the parent parcel requirement, increasing the 14 day plan review to 21 days, 1 inch = 50 feet scale, max size of plans, updating the checklist along with closure calculations and dedicated land to the Township. Discussion was also held regarding land development plans and the elimination of flag lots and cul-de-sacs within the Township. Examples from Upper Macungie and South Whitehall of "Standards Documents" will be forwarded to the members. We will be transitioning back to in person meeting attendance next month but will still continue to offer zoom as an option for the foreseeable future.

With no further business on the agenda at 9:52 pm., the meeting was adjourned.

Respectfully submitted,

Janet L. Henritz, Recording Secretary