

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES
2175 Seipstown Rd, Fogelsville, PA 18051
Thursday, April 24, 2025

7:00PM. - Start.

Pledge of Allegiance:

Chairman Jeffrey Broadhurst called the meeting to order @ 7pm with the pledge of the flag.

Roll Call of Members:

Planning Commission Members: Jeffrey Broadhurst, Stephen McGlynn, Tom Gauntner, Jordan Woods, Dan Snyder, Allen Cerullo Township Manager Brian Carl, Attorney Rocco Beltrami, Esq., and Engineer Matthew Rieger were present.

Approval of Minutes February 27, 2025:

Daniel Snyder made a motion to approve the minutes, Tom Gauntner seconded it. A vote was taken, and all members voted in favor. Motion carried.

LCA – 537 Plan Review

Liesel Gross provided an overview of LCA's 537 plan (Klines's Island Sewer System) to the members. There are no expansions included in the plan for Weisenberg Township. There are several steps before they can submit to PA-DEP. The plan was submitted to the Weisenberg Township Planning Commission for review (60 days) and provide comments in writing. If no comments are received, then a written statement must be received from the Municipality stating "no comments" which will be included with the PA-DEP submission. Discussion was held regarding LCA's proposed improvements included in the plan. LCA confirmed that improvements would be paid for with grants and via user rates. Weisenberg Township would not be responsible for funding and system improvements because LCA owns and maintains our system. The plan will be emailed to all PC members for further review.

Onvo Travel Center – Land Development / Lot Consolidation – Preliminary Plan Dated 4/2/2025 (2277 Golden Key Road, Kutztown PA)

Matt Chartrand (Bohler Engineering) and Dan Naylor (Onvo - Vice-President Real Estate Portfolio & Development) was in attendance to review the preliminary land development plan with the P.C. members. The tract consists of five (5) tax parcels and is located on the east side of Golden Key Road (SR 863) and south of West Hills Court. The applicant proposes demolishing the existing New Smithville Onvo Travel Plaza and the New Smithville Diner. The applicant has purchased the adjoining Hillwood lots along South Kistler Court and is in the process of purchasing the lot owned by Weisenberg Holdings. All lots would be consolidated into 1 large lot. They are proposing to construct a 10,000 sqft travel center building containing a restaurant, convenience store, and truck stop amenities. The plan also proposes the vacation of Kistler Court by the Township.

Brian Carl and Rocco Beltrami reviewed with the applicant an approximate time-line of approvals/vacating S. Kistler Court and the Lot Consolidation. Rocco Beltrami will provide a guideline for the applicant to get a better understanding of review/action on further plan submittals.

Matt Rieger reviewed his comment letter with the applicant and the Planning Commission members.

Waivers on the plan were discussed with the Board. The members gave favorable consideration to the storm water basin waiver requests. The waivers will be further discussed at the next submission of the preliminary plan.

It was suggested that Dan Naylor sign (2) extensions of time. One for the land development plan and one for the Lot Consolidation till August 12th 2025.

Motion was made by Stephen McGlynn, seconded by Tom Gauntner to table both plans till the Township has an opportunity to vacate South Kistler Court and the applicant acquires land from Weisenberg Holdings as part of the consolidation plan.

Weisenberg Township Community Center & Township Office (9331 Lyon Valley Road)

Brian Carl shared with the Planning Commission the latest rendering of the Community Center.

With no further business the meeting was adjourned at 8:35 pm by motion made by Allen Cerullo, seconded by Daniel Snyder. Motion carried.

Respectfully Submitted,

Janet L. Henritzy
Administrative Assistant