

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES
2175 Seipstown Rd, Fogelsville, PA 18051
Thursday, March 28, 2024

6PM. – Start – Zoning Workshop

Plan N.L with Board of Supervisors and Planning Commission Members

A.J. Schwartz of Environmental Planning & Design explained “shared” uses over all the participating municipalities. Discussion was held with regards to the placement of undesirable uses and the limitations on hazardous materials in those uses. Discussion was held regarding the development of an Official Map for Weisenberg Township which identifies parcels within the Township that might possibly be needed for community growth. The Official Map would show historical sites, AG preservation and existing uses within the Township. Definitions were discussed regarding the use of Vineyards, Agritourism and the breakdown of different types of home occupations. A definition regarding what defines a commercial vehicle such as size of vehicles and graphics. An additional meeting will be held for zoning definitions.

7:47 PM. – Start – Regular Planning Commission Meeting

Roll Call of Members:

Diane Matthews-Gehring, Mike Levitsky, Jeff Broadhurst, Allen Cerullo, Stephen McGlynn, Dan Snyder, Stephen Schaffer, Engineer Matthew Rieger, PE, and Township Manager Brian Carl.

Approval of Minutes January 25, 2024:

Stephen Schaffer made a motion to approve the minutes, Mike Levitsky seconded it. A vote was taken, and all members voted in favor. Motion carried.

**Weathered Vineyards and Winery Building – Land Development –
Preliminary Plan Dated 2/29/24 (7618 Carpet Road, New Tripoli PA)**

Engineer Matthew Rieger, PE reviewed his comment letter dated March 28, 2024 with the applicant’s engineer (Twin Oaks Consulting, LLC) and the Planning Commission. The previous submission was located entirely in Weisenberg Township however this new submission shows the revised layout in which the driveway now takes access from Carpet Road through Lowhill Township. Discussion was held regarding stormwater, vine plantings, and plan deficiencies. A waiver letter needs to be received by Lowhill Township deferring the Land Development review to Weisenberg Township unless they would like to review the plan. A proposed floor plan for the building was given to the Planning Commission at the meeting. Parking and interior occupancy doesn’t coincide with the drawing of the building provided.

Motion made by Stephen Schaffer, seconded by Mike Levitsky to table the plan in order for the engineer to address the comments and submit a revised preliminary plan. Motion carried.

**Weathered Vineyards and Winery Building – Land Development –
Planning Module Component 2 (7618 Carpet Road, New Tripoli PA)**

Motion made by Stephen Schaffer, seconded by Mike Levitsky to table the planning module in order for the engineer to address the comments from Chris Noll’s letter dated March 6, 2024. Motion carried.

Weisenberg Twp. Community Center – Project Update

Brain Carl provided a sketch plan and answered questions regarding the construction of the Community Center with the Planning Commission.

With no further business the meeting was adjourned at 9:08 pm by motion made by Stephen Schaffer, seconded by Jeff Broadhurst. Motion carried.

Respectfully Submitted,

Janet L. Henritzy
Administrative Assistant