

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES  
2175 Seipstown Rd, Fogelsville, PA 18051  
**Thursday, May 30, 2024**

**7:00 PM. – Planning Commission Meeting**

**Roll Call of Members:**

Diane Matthews-Gehring, Jeff Broadhurst, Allen Cerullo, Stephen McGlynn, Thomas Gauntner, Engineer Matthew Rieger, PE, Attorney Peter Lehr and Township Manager Brian Carl.

**Approval of Minutes March 28, 2024:**

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

**Weathered Vineyards and Winery Building – Land Development –  
Preliminary Plan Dated 4/26/24 (7618 Carpet Road, New Tripoli PA)**

Engineer Matthew Rieger, PE reviewed his comment letter dated May 23, 2024 with the applicant's engineer (Twin Oaks Consulting, LLC) Mr. Woolley, Attorney Chris McLean and the Planning Commission members. The land development is located entirely in Weisenberg Township however the driveway entrance is located on Carpet Road through Lowhill Township. The Township has received a plan review waiver and a driveway permit from Lowhill Township. Discussion was held regarding stormwater and plan deficiencies. The applicant stated that he would adhere to lights out by 10 pm on event days. Outside lighting will be modified if necessary (after construction) in order to not extend glare onto traffic or neighboring properties. The applicant will also install no parking signs along Carpet Road in front of the Winery in order to prohibit parking along the street. Discussion was held regarding the number of events the applicant has and the volume of music from the bands. This was a concern from neighboring properties as these events draw many visitors/cars and the music can be heard from a distance. It was recommended that the applicant provide additional information on the plan regarding overflow parking on his existing facility so that visitors may walk over to the new building. It was noted that the applicant should have all music performed indoors in order to lower the volume of music traveling to neighboring properties. Written confirmation from LCCD will be needed stating they review the plan for Erosion and Sediment Control.

Public Comment: Dan & Pattie Kuhns (7641 Lyon Valley Road) expressed concerns regarding the volume of music coming from Mr. Woolley's property when he has events at the current vineyard. They are concerned about the number of events held since during the summer it is Friday, Saturday and Sundays. These events bring in well over 50 cars and they are concerned with where everyone is going to park. They are also concerned whether this will turn into a wedding venue and how this will be enforced.

Motion made by Tom Gauntner, seconded by Mike Levitsky to recommend to the Board of Supervisors a conditional approve of the preliminary plan contingent upon addressing the engineer's review letter of May 23, 2024 along with the additional requirements regarding signage, lighting and location of additional overflow parking at the adjoining winery property. Motion carried.

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

Motion made by Jeff Broadhurst, seconded by Allen Cerullo recommending conditional approval of the planning module subject to Chris Noll’s review letter dated April 24, 2024. Motion carried.

**West Hills Partners, LP & Gary & Leah-Jane Christman – Lot Line Adj. – Dated 5/8/24  
(2384 & 2398 N. Kistler Court, Kutztown, PA)**

Engineer Matthew Rieger, PE reviewed his comment letter dated May 28, 2024 with Mr. Chris Fencel of West Hills Partners and the Planning Commission members. The plan proposes to revise the boundary lines for the two parcels by adjusting the common side lot line which would decrease Lot 1 to 2.8258 ± acres (gross) and Lot 2 would increase to 0.9626 ± acres (gross). Discussion was held regarding the simplicity of the lot line change that show no improvements or development. Brian Carl stated that the deed of dedication must be shown on the plan. The applicant is requesting additions waivers of the following:

- 1.) Section 425-34.C.B.28 – Showing existing underground utilities.
- 2.) Section 425-34.C.B.31 – Showing soil types.
- 3.) Section 425-34.C.B.34 – Showing contours.
- 4.) Section 425-34.C.B.32 – Showing wooded areas and rock outcrops.

Motion was made by Jeff Broadhurst, seconded by Allen Cerullo to recommend to the Board of Supervisors approval of all (4) waivers listed. Motion carried.

Motion made by Jeff Broadhurst, seconded by Tom Gauntner to forward to the Board of Supervisors recommending conditional approval of the preliminary/final plan subject to Barry Isett’s review letter dated May 28, 2024. Motion carried.

**Ice Cream Shop – Land Development – Preliminary Plan – Dated 5/7/24  
(2160 Golden Key Road, Kutztown PA)**

Engineer Matthew Rieger, PE reviewed his comment letter dated May 23, 2024 with Mr. Rufo of Urban Engineers and the Planning Commission members. Mr. Rufo agreed to make the necessary changes to the plan per the engineer’s letter dated May 23, 2024.

Motion made by Steve McGlynn, seconded by Jeff Broadhurst to forward to the Board of Supervisors recommending conditional approval of the preliminary plan subject to addressing Barry Isett’s review letter dated May 23, 2024. Motion carried.

**Weisenberg Twp. Community Center – Project Update**

Brian Carl provided a sketch plan and answered questions regarding the construction of the Community Center with the Planning Commission. Mention of other donations for the completion of the community center will be forthcoming as the project progresses.

**Agrotourism & Vineyard Regulations**

Brian Carl informed the Board with regulation examples regarding agrotourism and vineyards. The link will be sent again to the members for their review and input for the upcoming meeting.

With no further business the meeting was adjourned at 9:39 pm by motion made by Jeff Broadhurst, seconded by Steve McGlynn. Motion carried.

Respectfully Submitted,

Janet L. Henritzy  
Administrative Assistant