

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES
2175 Seipstown Rd, Fogelsville, PA 18051
Thursday, February 23, 2023

Roll Call of Members:

Board Chairperson, Diane Matthews-Gehring called the meeting to order at 7 pm. Roll call was taken – Dan Snyder, Mike Levitsky, Jeff Broadhurst and Steve McGlynn were present in person, Allen Cerullo and Stephen Schaffer participated via ZOOM. Township Manager / Zoning Officer Brian Carl & Engineer Emma Yeh were also present in person.

Approval of Minutes January 26, 2023:

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

**Kris Winters – Major Subdivision – 2 New Lots – Final Plan Dated – 12/16/2022
(2607 Sechler Court, Kutztown PA)**

Cody McCuean of JHA Companies was present to review the preliminary plan with the Board. The applicant proposes two (2) new building lots for single family dwellings. The lots are located on the north side of Old Route 22 which will consist of (1) @ 1.53 acres – Lot # 3 and (1) @ 1.20 acres - Lot # 4. There is a residual tract of 14.64 +/- . Emma Yeh reviewed the comment letter dated February 23, 2023 with Mr. McCuean and the Planning Commission. The County Tax Records do not show Lots 1 & 2 as recorded. The applicant stated that they have been recorded but they have not been deeded as of this date and will do so on the final approval of this plan. The applicant agrees with the comments listed on the review letter.

Motion was made by Jeff Broadhurst, seconded by Stephen Schaffer to forward to the Board of Supervisors recommending approval of the preliminary plan subject to Barry Isett’s review letter dated February 23, 2023. Motion carried.

Kris Winters – Planning Module – (2607 Sechler Court, Kutztown PA)

Daniel Snyder made a motion, seconded by Jeff Broadhurst, to approve the signing of the planning module conditional on the items listed in Chris Noll’s comment letter dated February 23, 2023. Motion carried.

8877 Yorkshire Circle (Lot#7) Mogan Hills – Major Subdivision – 1 New Lot – Preliminary Plan – Dated 2/9/2023 - 8877 Yorkshire Circle, Fogelsville PA

David Lear of Lehigh Engineering and Joe Konsko developer of Morgan Hills were present to review the preliminary plan with the Board. The applicant proposes to subdivide Lot # 7 to create a new single family dwelling lot in addition to the existing. Emma Yeh reviewed the comment letter dated February 23, 2023 with Mr. Lear, Mr. Konsko and the Planning Commission. The NPDES permit for Morgan Hills has expired as of February 2, 2023 and the applicant is in the process of renewing this permit. They are also in agreement with the comments listed in the review letter.

Motion was made by Steve McGlynn, seconded by Daniel Snyder to forward the plan to the Board of Supervisors recommending approval of the preliminary plan subject to Barry Isett’s review letter dated February 23, 2023. Motion carried.

Tamar Pedersen – Planning Module – 5092 North End Road, New Tripoli PA

Tamar Pedersen and Scott Beiber were in attendance to present the planning module to the Board. This component 4A is required because Mr. & Mrs. Pedersen are changing the use of their single family home to a Bed & Breakfast with 7 bedrooms total.

Daniel Snyder made a motion, seconded by Jeff Broadhurst, to approve the signing of the planning module conditional on the items listed in Chris Noll's comment letter dated February 23, 2023. Motion carried.

With no further business, the meeting was adjourned by Chairperson Diane Matthews-Gehringer at 7:40 pm. Motion carried.

Respectfully Submitted,

Janet L. Henritzy
Administrative Assistant