

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES  
2175 Seipstown Rd, Fogelsville, PA 18051  
**Thursday, January 25, 2024**

**6PM. - Start**

**Roll Call of Members:**

Board of Supervisors: Linda Gorgas, Anthony Werley and Richard Bleiler

Zoning Hearing Board Members: Thomas Narkin, Richard Woolley and Ellen Broadhurst

Planning Commission Members: Diane Matthews-Gehringer, Stephen McGlynn, Mike Levitsky, Jeff Broadhurst, Allen Cerullo, Dan Snyder, Rachel Weiland and Engineer Matthew Rieger, PE and Township Manager Brian Carl. Attorney Rocco Beltrami participated in the meeting by Zoom.

**Plan N.L. Zoning Workshop with Board of Supervisors & Environmental Planning & Design to discuss land use updates.**

Carolyn Yagle of Environmental Planning & Design discussed the less desirable land use allocations for Weisenberg Township. Each of the 6 municipalities would share a few of the commonly undesirables. She suggested a diagram for single family dwellings, group homes, multi-family dwellings and boarding house/room house to present a clearer picture of these uses. Definitions for land uses will mostly be the same for all municipalities but each will have the ability to tighten a definition if need be. Billboards are not permitted to have electronic features. Bulk Storage of Gasoline/Fuel Oil, or Other Inflammable or Explosive Liquid will be designated as an accessory use for production or sharing with a principal use. DAS (Cell Tower) definitions for all types should be included. Recycling Collection Center and Refuse Transfer Station would be included in an overlay district within the GI Zoning District (all under roof with walls) with a Special Exception designation. Agra-tourism definition was discussed. Home Occupation definitions for no impact and low impact should be included in all residential districts.

**Approval of Minutes December 21, 2023:**

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

**Approval of Minutes January 4, 2024:**

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

**Weathered Vineyards and Winery Building – Land Development – Preliminary Plan Dated 1/4/2024 (7618 Carpet Road, New Tripoli, PA)**

Reid Ruhmel of Partner Building Services, Alfred G. Handy, PE of Twin Oaks Consulting, LLC and applicant Richard Woolley was present to review the preliminary plan with the Board. The plan proposes the construction of a 2880 square foot tasting room and storage for Weathered Vineyards and Winery. In addition to the building, the plans propose a gravel parking lot, a two-way access driveway onto Carpet Road, on-lot water and sewer facilities, two drywells and three stone infiltration trenches. The applicant is also requesting the following waivers: (1) clear sight triangle for the proposed driveway (eliminating embankment excavation & grading); (2) providing grass swale along Carpet Road; (3) a landscape plan; (4) Street Design Standards along the entire section of the Land Development on Carpet Road; (5) well testing of an on-lot

water system; (6) street tree plantings outside the right-of-way at intervals between 50 and 100 feet.

Engineer Matthew Rieger of Barry Isett & Associates reviewed the comment letter dated January 25, 2024 with Mr. Woolley and the Planning Commission. A sewage planning module is required for this land development plan and has not been submitted. Discussion was held regarding the parking lot, road improvements, outdoor lighting, outdoor music, and grape vine plantings shown on the plan. It was suggested that all music be preformed indoors except for one day a month.

Motion made by Jeff Broadhurst, seconded by Dan Snyder to recommend to the Board of Supervisors to GRANT the request of waiver #1 on the engineer's review letter it indicated that the clear sight triangle for the driveway is calculated based on the design speed of the roadway per the PennDOT's Safe Stopping Distance requirements (40 MPH) and the developer would like to design speed to be calculated by the posted (35 MPH) speed limit on the roadway. Motion carried.

Motion made by Jeff Broadhurst, seconded by Mike Levitsky to recommend to the Board of Supervisors to DENY the waiver request # 2 cutting back the embankment along Carpet Road to provide a 5' wide grass swale along Carpet Road. Motion carried.

Motion made by Jeff Broadhurst, seconded by Allen Cerullo to recommend to the Board of Supervisors to GRANT the request of waiver #3 to a landscape plan per SALDO §403C.B.48 but to show the plantings of the grape vines on the land development plan. Motion carried.

Motion made by Dan Snyder, seconded by Allen Cerullo to recommend to the Board of Supervisors making waiver request # 4 Carpet Road right of way and cartway widths along the site should be clearly labeled to confirm compliance with the Street Design Standards listed in SADLO § 902.B.3: MOOT POINT. Motion carried.

Motion made by Jeff Broadhurst, seconded by Rachel Weiland to recommend to the Board of Supervisors to GRANT the request of waiver #5 well test per SALDO §908.B.2 to evaluate the feasibility of an on-lot water system . Motion carried.

Motion made by Mike Levitsky, seconded by Jeff Broadhurst to recommend to the Board of Supervisors to GRANT the request of waiver #6 requiring street tree plantings outside the right-of-way within two feet of the line at intervals between 50 and 100 feet per SALDO §910.A and E. Motion carried.

Jeff Broadhurst made a motion to recommend the Board of Supervisors approving the preliminary plan with all music to be performed indoors except for once a month, addressing lighting concerns and the comments of the engineer's letter dated January 25, 2024. After further discussion Jeff Broadhurst rescinded his motion.

Motion made by Dan Snyder, seconded by Steve McGlynn to table the preliminary plan to give the applicant time to address the comments from the engineer and provide additional information on the proposed building, lighting and to submit for a planning sewer module. Motion carried.

**Restaurant Redevelopment (Ice Cream Shop) – Land Development - Preliminary Plan**  
**Dated 1/3/2024 (2160 Golden Key Road, Kutztown PA)**

Christopher J Rufo of Urban Engineers, Inc., and Jennifer Thompson (applicant) were present to review the preliminary plan with the Board. The plan proposes to re-purpose an existing vacant building at the southeast corner of the parcel into an ice cream shop and to re-construct the parking area and driveway around the building. The building is served by on-lot water and sewer that is shared with the existing Super 8 Hotel and Dunkin Donuts that are located on the site.

Discussion was held regarding the parking spaces noted on the plan. The parking spots along Old 22 and 863 encroach on the clear sight triangle. The Sewage Enforcement Officer must confirm that the capacity of the existing septic system on-site is adequate for the proposed development. Approvals from PennDOT should be provided consenting to the modifications to the use of the driveways.

Motion made by Mike Levitsky, seconded by Stephen McGlynn to table the land development plan for the engineer to address the planning commissions and engineer comments. Motion carried.

With no further business, the meeting was adjourned by Chairperson Diane Matthews-Gehringer at 9:01pm. Motion carried.

Respectfully Submitted,

Janet L. Henritzy  
Administrative Assistant