

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES
2175 Seipstown Rd, Fogelsville, PA 18051
Thursday, February 26, 2026

7:00PM. - Start.

Pledge of Allegiance:

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

Roll Call of Members:

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

Re-Organizational of Board Members

Tom Gauntner made a motion to appoint Jeff Broadhurst as Chairperson, seconded by Allen Cerullo. Motion carried.

Motion made by Jeff Broadhurst to appoint Stephen McGlynn as Vice-Chairperson, seconded by Tom Gauntner. Motion carried.

Motion made by Dan Snyder to appoint Michael Levitsky as Secretary, seconded by Steve McGlynn. Motion carried.

Approval of Minutes October 30, 2025:

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

Onvo Travel Center – New Smithville – Land Development – Preliminary Plan

New Travel Center – (Replace Bandit Truck Stop/New Smithville Diner)

Plan Dated 1/26/2026 (2277 Golden Key Road, Kutztown, PA)

Dan Naylor (representative of Onvo) and Engineer Justin Klee, P.E. (Bohler Engineering) were present to answer any questions regarding the Preliminary Land Development plan. The plan depicts a layout for the travel center complex with separate parking area for passenger vehicles from trucks and buses. One (1) ingress driveway is provided for passenger vehicles, and one (1) full-access driveway is proposed onto Golden Key Road for passenger vehicles and trucks. Gasoline fueling stations, electric vehicle charging stations, and air pumps are also proposed. A driveway access onto West Hills Court is proposed at the northeast corner of the lot for truck access to the site at the location of the existing Kistler Court connection to West Hills Court.

Engineer Matthew Rieger reviewed his comment letter dated 2/20/2026 with the applicant and the Planning Commission. Mr. Rieger suggested cutting the corner on the right-hand side of the driveway entering West Hills Court to the site even more to accommodate trucks. Additional signage is also required on Golden Key that the applicant is aware of and is in ongoing discussions with PennDOT. The applicant has agreed to widen the entrance at West Hills Court into the rear driveway to the facility. Signage will be installed along the rear driveway to prevent trucks parking along this driveway.

Onvo Travel Center – New Smithville Road – Waiver Requests

The Planning Commission reviewed the following waiver requests on the Land Development plan.

(1) §405-25.D – A waiver to permit a flat bottom basin (0% slope) for AG#1 and a partial waiver to permit a basin bottom slope of 1% in lieu of the required 1.5% slope along the basin floor for AG#3.

Motion made by Tom Gauntner, seconded by Jordan Woods to grant the waiver request to permit a flat bottom basin. Motion carried.

(2) §405-25.G – a waiver to permit the flow rate through a level spreader to be greater than the existing flow rate across the length of the level spreader for the 2-year storm.

Motion made by Mike Levitsky, seconded by Jordan Woods to grant the waiver request to permit the flow rate through a level spreader to be greater than the existing flow rate across the length of the level spreader for the 2-year storm. Motion carried.

(3) §405-27.C – a partial waiver to permit pipe intersections without manholes and inlets. This request is only related to the roof/canopy drain systems and their connections to the overall systems. Motion made by Mike Levitsky, seconded by Stephen McGlynn to grant the partial waiver request regarding the manholes for roof drains at the intersections under the roof/canopy. Motion carried.

Brian Carl stated that the concrete island that is being added on 863 should not become a municipal responsibility and stays with the PennDOT and there are hash lines there currently in front of the site and would like this further confirmed by PennDOT that they are taking care of these.

Motion made by Mike Levitsky, seconded by Stephen McGlynn to recommend approval to the Board of Supervisors the Preliminary Plan for Onvo Travel Center conditional on Barry Isett's review letter dated 2/20/2026. Motion carried.

Craig Shreve – Major Subdivision – Preliminary Plan – Dated 1/7/2026 **3 New Residential Lots – (2321 Appl Road, Fogelsville PA)**

Christopher Geary (Acela Architects & Engineers) were present to answer any questions regarding the Major Subdivision plan. The plan depicts a layout that will create (3) new residential building lots and (1) residual lot located east of Apple Road and north of Mohr Lane. The residual lot (#1) contains an existing single-family dwelling and agricultural area. Lots #2, #3, and #4 are intended for the construction of new single-family dwellings with on-lot well and septic facilities.

Engineer Matthew Rieger reviewed his comment letter dated 2/23/2026 with the applicant and the Planning Commission. Mr. Geary also had questions for Mr. Rieger regarding the comment letter to confirm clarification on items.

Brian Carl will provide wordage for the Engineer to place on the plan regarding the deferral of road improvements to Apple Road and Mohr Lane where no development is taking place.

Discussion was held regarding pedestrian safety along Mohr Lane and whether improvements should be made as part of this project. The Planning Commission did not make any recommendations and deferred any discussion to the Board of Supervisors.

Craig Shreve – Waiver Request – (2321 Apple Road, Fogelsville PA)

The Planning Commission reviewed the following waiver requests on the Shreve Major Subdivision.

(1) §405-25.D – Infiltration Basin modifications to preserve the intent of the Ordinance while still maintaining consistency with DEP-endorsed infiltration BMP design standards.

Motion made by Tom Gauntner, seconded by Jordan Woods to recommend to the Board of Supervisors to grant the waiver of the level basin bottom to maximize uniform infiltration. Motion carried.

(2) §405-25.E – Slope of the basin.

Motion made by Jordan Woods, seconded by Tom Gauntner to recommend to the Board of Supervisors to grant the waiver of the slope be 4:1 slope. Motion carried.

A waiver request (§405.28-A) for a blanket easement for the 25' bank (on both sides) of the Unnamed Tributary of Hassen Creek will be provided to the Township. Motion made by Jordan Woods, seconded by Allen Cerullo to recommend to the Board of Supervisors the blanket easement and it will also be shown on the plan. Motion carried.

Motion made by Mike Levitsky, seconded by Stephen McGlynn to recommend approval to the Board of Supervisors the Preliminary Plan for Craig Shreve conditional on Barry Isett's review letter dated 2/20/2026. An additional motion was made by Tom Gauntner, seconded by Jordan Woods to pass along their concerns to the Board of Supervisors about road safety along Mohr Lane for pedestrians. Motion carried.

Craig Shreve – Sewer Planning Module – (2321 Apple Road, Fogelsville PA)

Motion made by Mike Levitsky, seconded by Allen Cerullo, to recommend to the Board of Supervisors to sign the planning sewer module for Craig Shreve's major subdivision. Motion carried.

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

Brian Carl shared with the Planning Commission the latest on the Community Center. The shell of the community center is up and the rough mechanicals are being installed. We are anticipating a completion sometime in June. The office would tentatively move over at the end of June with meeting being conducted in the new facility in July. A Grand Opening is projected to be early August. A newsletter will be mailed out in about a month explaining everything about the community center.

With no further business the meeting was adjourned at 8:41pm by motion made by Allen Cerullo, seconded by Tom Gauntner. Motion carried.

Respectfully Submitted,

Janet L. Henritzky
Administrative Assistant