

WEISENBERG TOWNSHIP PLANNING COMMISSION MINUTES  
2175 Seipstown Rd, Fogelsville, PA 18051  
**Thursday, July 27, 2023**

**Roll Call of Members:**

Board Chairperson, Diane Matthews-Gehringer 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 Rachel Weiland participated via ZOOM. Township Manager / Zoning Officer Brian Carl & Engineer Emma Yeh were also present in person.

**Approval of Minutes February 23, 2023:**

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

**Kris Winters – Major Subdivision – 2 New Lots – Final Plan Dated – 6/12/2023  
(2607 Sechler Court, Kutztown PA)**

Cody McCuean of JHA Companies was present to review the final plan with the Board. The applicant proposes two (2) new building lots for single family dwellings. Emma Yeh reviewed the comment letter dated July 26, 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 Allen Cerullo to forward to the Board of Supervisors recommending conditional approval of the final plan subject to Barry Isett’s review letter dated July 26, 2023. Motion carried.

**Pachucki Minor Subdivision – 1 New Lot – Preliminary/Final Plan Dated 6/12/2023  
(3341 Militia Road, Kutztown PA)**

Cody McCuean of JHA Companies requested that the plan be tabled as he was working to resolve some lot size issues.

Mike Levitzky made a motion, seconded by Jeff Broadhurst, to table the plan and the sewer planning module because it did not meet zoning regulations. Motion carried.

**Pachucki Minor Subdivision – Sewer Planning Module – Component 1  
(3341 Militia Road, Kutztown PA)**

Tabled with minor subdivision.

**Super 8 – Kutztown – Land Development – Preliminary Plan Dated 7/13/2023  
(2160 Golden Key Road, Kutztown PA)**

Satyan Kadhiwala (DK & SK Investment LLC), Gary Resti of JHA Companies and Jennifer Thompson (ice cream shop tenant) were present to review the land development plan with the Board. The applicant intends to expand the existing Super 8 hotel with a third-floor addition (64 rooms total) and provide improvements to the existing first floor with an improved Lobby, fitness room and continental breakfast area as well as completely renovate the exterior. The hotel will become a Best Western upon improvements.

Discussion was held regarding the plan, specifically the parking lot lighting and the exit of the proposed ice cream shop parking lot. The current plan shows exiting out of the ice cream shop as only one direction. (onto Golden Key Road) To eliminate the one directional option it was discussed that possibly shortening the existing island could give customers the option of going left and continuing around the building to also exit onto Old Route 22 or to the main parking lot if someone is looking for a space. Additional landscaping will also be added.

Stephen McGlynn made a motion, seconded by Jeff Broadhurst, to approve the preliminary plan conditional upon Chris Noll's review and approval of the septic information submitted and the items listed in Brian Carl's review letter dated 7/27/2023 and the engineer's letter dated 7/26/2023. Motion carried.

Brian Carl informed the Planning Commission that the revised SALDO and Stormwater Ordinance is currently being advertised for adoption.

With no further business, the meeting was adjourned by Chairperson Diane Matthews-Gehringer at 7:52 pm. Motion carried.

Respectfully Submitted,

Janet L. Henritzy  
Administrative Assistant