

**THE TOWNSHIP OF MAXATAWNY
PLANNING COMMISSION MEETING
THURSDAY, APRIL 16, 2026 - 6:30pm**

MINUTES

CALL MEETING TO ORDER: Chairman Reynolds called the meeting to order at 6:30pm with the Pledge of Allegiance. Members present: Michael Berger, David Sobotka and Martin Kozlowski. Professionals present: Engineer, Nick Perilli; Solicitor, Chris Muvdi; Township Code Enforcement Officer, Chris Paff; and Township Secretary/Treasurer, Jerilyn Wehr

PUBLIC COMMENT: (Agenda items) nothing at this time

APPROVAL OF THE MINUTES:

1. Motion to approve the March 19, 2026 meeting minutes
 - a. Motion made by Reynolds and seconded by Kozlowski to approve the March 19, 2026 meeting minutes. Motion passed (4-0)

PLANS TO REVIEW:

1. ALDI Inc. – Preliminary Plan for review/Subdivision discussion
 - a. Commission member Dave Sobotka recused himself from discussion on this project
 - b. Erich Schock and Matt Mazzella presented the plan showing changes made since the last submission including removing the back access along Sharadin Road. Zoning Relief has been granted by the Zoning Hearing Board, while Conditional Use approval for outdoor storage and drive thru's are still needed
 - c. The letters of McCarthy Engineering and Paff dated April 13, 2026 were reviewed
 - d. There was discussion on the requested waivers from the letter dated April 16, 2026 from Dynamic Engineering
 - e. There was discussion on the subdivision of the 2 lots from the whole, larger parcel
 - f. There was additional discussion regarding emergency access, the stormwater easement, renderings of the buildings and landscaping as well as the placement of the sidewalks and water and sewer for the project
 - g. Motion made by Reynolds and seconded by Kozlowski to recommend approval of the requested waivers. Motion passed (3-0)
 - h. Motion made by Reynolds and seconded by Kozlowski to recommend the minor subdivision plan. Motion passed (3-0)
 - i. Motion made by Reynolds and seconded by Kozlowski to recommend approval of the preliminary plan based on the review letters of McCarthy and Paff, as well as updating the sidewalks and landscaping. Motion passed (3-0)
2. Comprehensive Plan/SALDO/Zoning Update
 - a. Discussion on Zoning Ordinance amendment regarding agricultural fences
 - Solicitor Muvdi provided a draft of the ag fence Ordinance
 - Motion made by Sobotka and seconded by Reynolds to recommend to the Board of Supervisors to forward the draft to Berks County Planning Commission for their review. Motion passed (4-0)
 - b. Discussion on draft Landscaping Ordinance
 - Discussion was tabled

MONTHLY SUBDIVISION & LAND DEVELOPMENT STATUS REPORT:

1. The Planning Commission reviewed the Status Report for the month

*Member Sobotka stated that he reviewed a document promoted by Governor Shapiro regarding a housing action plan that includes multiple bills at the state and federal level to modernize the permitting process and reduce regulatory challenges, which would also reduce local control of housing development. Sobotka recommended preparing a short proposal for the Board of Supervisors to review and approve sending to our State Reps

- Motion made by Reynolds and seconded by Kozlowski to authorize Sobotka to prepare the proposal.
Motion passed (4-0)

PROFESSIONAL SERVICES:

1. Solicitor - Chris Muvdi
 - a. Nothing at this time
2. Engineer - Nick Perilli
 - a. Nothing at this time

HEARING OF THE VISITORS & PUBLIC COMMENT:

- Resident Nick Lecatsas questioned what the Township could do to make housing more affordable

ADJOURNMENT: Motion was made by Kozlowski and seconded by Reynolds to adjourn at 7:22pm.

Respectfully Submitted,

Jerilyn Wehr, Secretary/Treasurer