



**TOWAMENSING TOWNSHIP PLANNING COMMISSION MEETING
TOWAMENSING TOWNSHIP BUILDING
Meeting Minutes
August 11, 2025**

CALL TO ORDER / PLEDGE OF ALLEGIANCE: 7:00 pm

ROLL CALL:

Dwight Eisenhower, Chairperson – present
Scott Carter, Member – present
Bob Ziegenfus, Member – present
Matthew Schnell, Solicitor – present
Jim Melber, Zoning Officer – absent

Penny Kleintop, Vice Chairperson – absent
David Beers, Member – absent
Bruce Miller, Member – present
Greg Haas, Engineer and Secretary – present

APPROVAL OF MINUTES:

Bruce made a motion to approve the July 14, 2025, Meeting Minutes - Scott 2nd - AIF - Motion Carried.

PUBLIC PARTICIPATION:

none

OLD BUSINESS:

Schoch Reverse Subdivision Plan – No one representing the Plan was in attendance. Greg reported that he's been working with the Surveyor and that all previous comments from his Review #1 letter have been satisfactorily addressed. Bob made a motion recommending Final Plan Approval subject to the Surveyor providing plans with the Owner's Certification completed and notarized, and the correct Certification Statements for the Township Planning Commission and Board of Supervisors being inserted on the Plan - Bruce 2nd - AIF - Motion Carried.

Schaffer Minor Subdivision Plan – Kim Holworth of Van Cleef Engineering attended and presented the Plan in its current form. Greg went through the outstanding comments within his Review #3 comment letter with the major item at this time being sewage planning approval. Scott made a motion to table action on the Plan – Bob 2nd – AIF – Motion Carried.

NEW BUSINESS:

Lakeside Investment Group Condominium Declaration – Attorney David Horvath attended and presented the proposal. Michael Madden (Realtor) was also in attendance but did not speak. Attorney Horvath explained that the current proposal is for a condominium ownership scenario consisting of two "units", one being the existing convenience store and old car wash building, and the other being the three self-storage buildings in the rear of the property. The Owner of each "unit" would have rights of use of the site improvements between the limits of the units. Attorney Horvath presented an updated Site Plan, but Greg noted that the plan did not clearly indicate what the two "units" consisted of. Scott made a motion to recommend that the Supervisors accept the condominium proposal with the condition that the units be clearly indicated, containing the footprint of the current buildings, with

all other area designated area as common, on the Site Plan and that a subdivision plan not be required - Bob 2nd - AIF - Motion Carried.

500 Strohl Drive – Grant Sedlock presented a proposal to construct a new home on his property which currently has an existing home. Initially he stated that the existing home would be converted into a storage building upon completion of the new home. But he also questioned what would be required if he kept it and had two homes on the property. Greg explained that two homes on a property could be pursued but that a Land Development Plan would be required. Greg is to discuss this project with Zoning Officer Jim Melber and get back to Grant with additional direction.

DISCUSSION:

Palmerton Area Comprehensive Plan Update – The Planners decided to table the review of pages 22, and 46 to 53, of the existing Plan until next months' meeting.

ADJOURNMENT:

Bruce made a motion to adjourn the meeting @ 8:16 pm - Scott 2nd - AIF - Motion Carried.

Prepared by Gregory S. Haas, P.E., Keystone Consulting Engineers, Inc.,
Township Engineer and Planning Commission Secretary.