

Greenwich Township Planning Commission Meeting  
Monday, January 19, 2026

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Michael Stevens called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Richard Wood, David Ryzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: John Poff, Administrator: Diane Hollenbach.

**ANNOUNCEMENTS:** Chairman Stevens informed the audience to state their name and address if addressing the Commission. This meeting will be recorded for the accuracy of the minutes and deleted. Before speaking please be aware that attending visitors may also be recording the meeting without your knowledge.

**REORGANIZATION OF THE PLANNING COMMISSION:**

Mr. Stevens turned the meeting over to Mr. Macfarlane for nomination of officers.

A motion made by Mr. Sanner, seconded by Mr. Wood, to nominate and appoint Michael Stevens as Chairman. All members voted in favor. Motion carried.

A motion made by Mr. Stevens, seconded by Mr. Ryzewski, to nominate and appoint Ken Sanner as Vice Chairman. All members voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Ryzewski, to nominate and appoint Richard Wood as Secretary. All members voted in favor. Motion carried. The meeting was turned over to the Chairman.

**APPROVAL OF THE MINUTES:**

A motion made by Mr. Sanner, seconded by Mr. Ryzewski, to approve the minutes of the November 17, 2025 Planning Commission meeting. All members voted in favor. Motion carried.

**PUBLIC COMMENTS AND HEARING OF THE VISITORS:** None.

**SUBDIVISION AND LAND DEVELOPMENT STATUS:** All plans were current.

**Heiter Sketch Plan** – The November 12, 2025 Systems Design Engineering, Inc. letter was reviewed. The plan shows subdivision of the farm on Donat Road into three lots. Two lots are to remain farmland and one lot contains the house which will be sold. The lot with the home needs perks and probes and a Planning Module must be submitted to PA DEP. A planning module waiver can be submitted to PA DEP for the residual lots and a nonbuilding declaration placed on the plan. The solicitor will review and approve the deeds. The plan may move from sketch to final.

**Wetzel Sketch Plan** – The plan subdivides a 50-acre lot from a 118 acres tract that is bisected by Blue Rocks Road and Sousley Road. The septic and replacement area must be shown for the farmhouse. Lots created from any future subdivision of the parent tract must be assigned to specific lots not. There is a ten-acre exemption for sewage testing when no development is proposed. Bearings and distances should be added to the plan for the lot deeded off in 2002. This plan may move from sketch to final.

A motion was made by Mr. Wood, seconded by Mr. Ryzewski, to recommend the Board of Supervisors grant a waiver to section 403.1.B of the Greenwich Township Subdivision and Land Development Ordinance for the Wetzel Subdivision Plan to allow a survey of only lot 3 conditional upon additional information set forth on the plan being satisfactory to the township engineer. All voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Wood, to recommend the Board of Supervisors grant a waiver to sections 602.2, 602.3, 602.4 of the Greenwich Township Subdivision and Land Development Ordinance for the Wetzel Subdivision Plan to not require changes to the cartway width, curbs and sidewalks. All voted in favor. Motion carried.

A motion was made by Mr. Rydzewski, seconded by Mr. Sanner, to recommend the Board of Supervisors grant a waiver to section 401.1 of the Greenwich Township Subdivision and Land Development Ordinance for the Wetzel Subdivision Plan to allow a plan scale of 1" equals 200' conditional upon providing an inset with detail of existing buildings and driveways. All voted in favor. Motion carried.

**Goodman Warehouse HOP** – Mr. Macfarlane provided an update to the Commission on the Goodman Warehouse HOP Plans. The Supervisors have authorized the solicitor and engineer to meet with Penn DOT to discuss concerns regarding truck turning radius. The developer believes Penn DOT has no issues with the plan, but the township has rights under the signed agreement with the developer and past case law. Mr. Macfarlane explained that the developer is willing to enter into an agreement for the ongoing maintenance of the traffic signals and intersection improvements which would make them responsible for replacing the traffic signal poles if hit and paying for the signal electric.

Marc Sable commented that Saturday and Sunday's I78 closure demonstrated the need for the intersection to be improved in all four directions. The intersection isn't adequate for the detours. Dodie Sable added that the township should hold Penn DOT to follow their own rules. Mr. Macfarlane stated that the township can't make Penn DOT enforce their own rules but can make the developer follow the township rules. Andrew Dietrich asked if the traffic signals get turned over to the township when the warehouse construction is completed. Mr. Macfarlane explained that the township would not be taking over the traffic signal maintenance. Mr. Dietrich also asked if the right turn lane from Old 22 eastbound onto 737 was controlled by the signal or if it was a yield. Mrs. Sable noted the lane was controlled by the signal.

Mr. Poff asked if he should wait to review the improvements security proposal. Mr. Macfarlane stated that the intersection improvements would not change the warehouse land development plan and the Penn DOT improvements would be bonded with Penn DOT under a separate agreement.

## BUSINESS

### **Approval of the 2024 Planning Commission Annual Report**

A motion was made by Mr. Sanner, seconded by Mr. Rydzewski, to authorize the Chairman to sign the 2025 Annual Report and have the secretary send it to the Board of Supervisors. All voted in favor. Motion carried.

Mrs. Hollenbach indicated there were plans to take along for the Old Rte 22 Subdivision which would be reviewed for the February meeting. Mr. Poff added the developer wanted a waiver on the cul-de-sac length and septic testing. Mr. Stevens felt a thru road was a better idea to avoid traffic having to use two bad intersections – Rhoades Road and Long Lane Road. The Long Lane realignment on this development side of Old 22 should be discussed with the developer.

### **ADJOURNMENT:**

A motion was made by Mr. Wood, seconded by Mr. Sanner, to adjourn the meeting at 8:38 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer